





**CROSTON LANE SHORT PLAT**  
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, WASHINGTON

THAT PORTION OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH,  
RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED  
AS FOLLOWS:  
BEGINNING AT A POINT 446 FEET EAST OF THE SOUTHEAST  
CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE  
110, OF KING COUNTY, WASHINGTON;  
THENCE EAST, 350 FEET; THENCE NORTH 120 FEET; THENCE  
WEST, 350 FEET; THENCE SOUTH, 120 FEET TO THE POINT OF  
BEGINNING.

THAT PORTION OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH,  
RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON ,  
DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 446 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 11, PLAT OF TOWN OF ENGLEWOOD (NOW ISSAQUAH), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, RECORDS OF KING COUNTY, WASHINGTON, THENCE EAST 350 FEET; THENCE SOUTH 420 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST, ALONG SAID SOUTH LINE, 350 FEET; THENCE NORTH 420 FEET TO THE POINT OF BEGINNING.

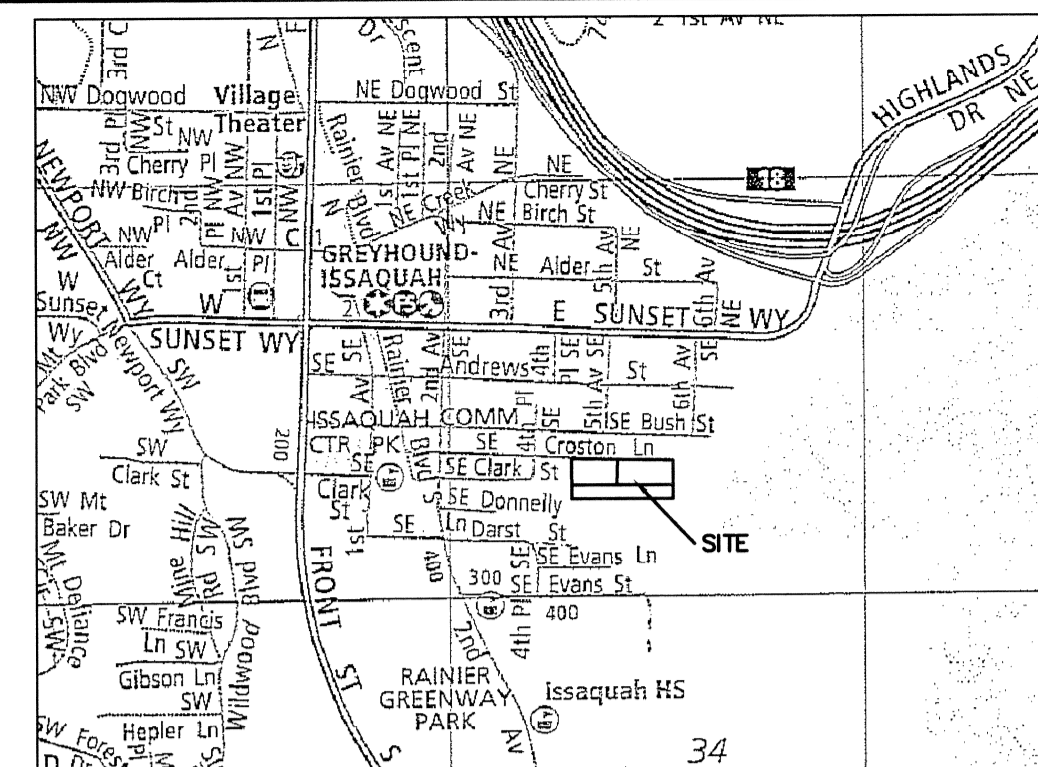
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF THE EXISTING PARCELS AS DESCRIBED HEREON AND TO THEN SUBDIVIDE THESE PARCELS IN ACCORDANCE WITH CITY OF ISSAQUAH SUBDIVISION CODE.
2. INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE 5300 SERIES OPS UNITS (RTK METHOD) WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE AS PROVIDED BY OLD REPUBLIC TITLE AND ESCROW COMPANY UNDER THEIR ORDER NO. 52077114808, DATED AUGUST 1, 2013.
4. WE HOLD THE NORTH LINE OF THE SOUTH 120 FEET OF THE NORTH 930 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 FOR THE SOUTH LINE OF CROSTON LEASE AS PER ISSAQUAH S.P. NO. 03-00012.
5. FOR THE SOUTH AND EAST LINES OF THE SOUTH PARCEL AS SHOWN WE HOLD THAT RECORD OF SURVEY 20130904900001 IN VOLUME 250 ON PAGES 1-5.
6. WE HOLD EAST LINE OF THE WEST 446 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 FOR THE WEST LINE OF THE ENTIRE SURVEY WHICH IS CONSISTANT WITH ISSAQUAH S.P. Nos. 03-00012 AND 05-00067.
7. THE CORNER POINTS OF PARCELS A AND B IS COINCIDENT WITH THE EAST LINE OF THE WEST 796 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31. THIS EAST LINE IS ALSO COINCIDENT WITH THE TWO DEEDS OF THOSE PARCELS SITUATED IMMEDIATELY THE EAST OF OUR PARCELS.
8. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:  
ROS 20130904900001  
ROS VOL. 250, PAGES 1-3  
ROS VOL. 157, PAGES 245-245H.  
ISSAQUAH S.P. PLN 03-00012  
ISSAQUAH S.P. PLN 05-00067

TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT  
RECORDED UNDER RECORDING NUMBER 494089.

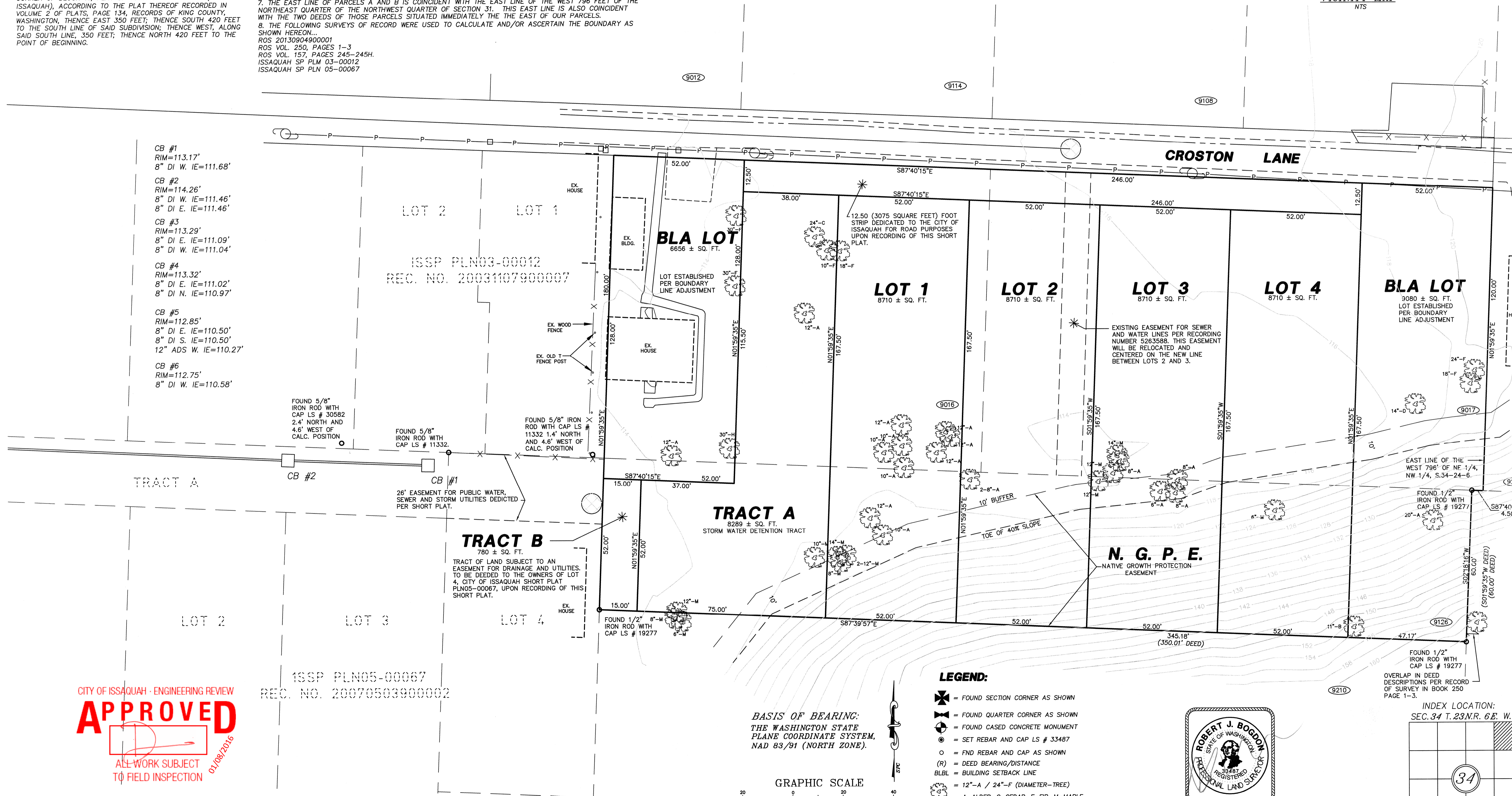
AN EASEMENT TO INSTALL AND MAINTAIN SEWER AND WATER  
LINES AS FILED UNDER RECORDING NUMBERS 5027422 AND  
5263588.

AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY  
AS FILED UNDER RECORDING NUMBER 6169434.

SUBJECT TO MATTERS CONTAINED IN AN INSTRUMENT AS FILED  
UNDER RECORDING NUMBER 20031107900007.



VICINITY MAP  
NTS



CROSTON LANE  
TOPOGRAPHIC SURVEY

**CROSTON, LLC**  
**22946 SE 53RD STREET**  
**ISSAQUAH, WA 98029**  
**PH: 206-949-4481**

**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS, INC.**

JOB NO. 13084
DATE 8/15
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED R.KITZ
APPROVED RSF

**SHEET 3 OF 18**

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

**CROSTON LANE SHORT PLAT**  
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, WASHINGTON

THAT PORTION OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH,  
RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED  
AS FOLLOWS:

BEGINNING AT A POINT 446 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON; THENCE EAST, 350 FEET; THENCENORTH 120 FEET; THENCE WEST, 350 FEET; THENCE SOUTH, 120 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH,  
RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON ,  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 446 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 11, PLAT OF TOWN OF ENGLEWOOD (NOW ISSAQUAH), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, RECORDS OF KING COUNTY, WASHINGTON, THENCE EAST 350 FEET; THENCE SOUTH 420 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST, ALONG SAID SOUTH LINE, 350 FEET; THENCE NORTH 420 FEET TO THE POINT OF BEGINNING.

ISSAQUAH SP PLN 05-00067

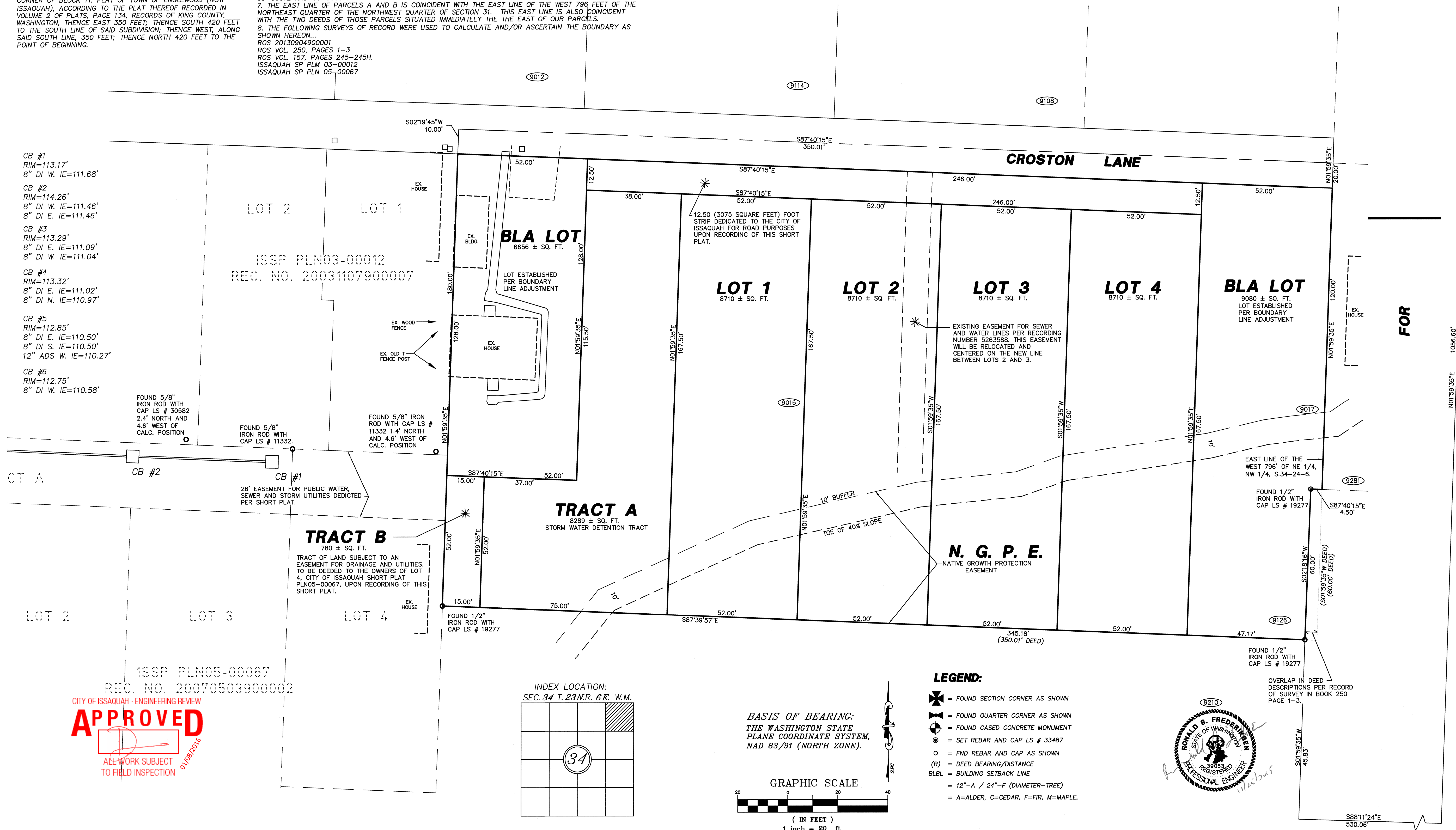
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF THE EXISTING PARCELS AS DESCRIBED HEREON AND TO THEN SUBDIVIDE THESE PARCELS IN ACCORDANCE WITH CITY OF ISSAQUAH SUBDIVISION CODE.
2. INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE 5300 SERIES GPS UNITS (RTK METHOD) WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 356-130.
3. THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE AS PROVIDED BY OLD REPUBLIC TITLE AND ESCROW COMPANY UNDER THEIR ORDER NO. 5207114808, DATED AUGUST 1, 2013.
4. WE HOLD THE EASTLY LINE OF THE SOUTH 120 FEET OF THE NORTH 830 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 FOR THE SOUTH LINE OF CROSTON LAKE AS PER ISSAQUAH S.P. No. 03-00012.
5. FOR THE SOUTH AND EAST LINES OF THE SOUTH PARCEL AS SHOWN WE HOLD THAT RECORD OF SURVEY FILED IN THE CLERK OF COURTS PLN 05-00067.
6. WE HOLD EAST LINE OF THE WEST 446 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 FOR THE WEST LINE OF THE ENTIRE SURVEY WHICH IS CONSISTANT WITH ISSAQUAH S.P. Nos. 03-00012 AND 05-00067.
7. THE CORNER POINTS A AND B ARE COINCIDENT WITH THE EAST LINE OF THE WEST 796 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31. THIS EAST LINE IS ALSO COINCIDENT WITH THE TWO DEEDS OF THOSE PARCELS SITUATED IMMEDIATELY THE EAST OF OUR PARCELS.
8. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON:  
ROS 20130904900001  
ROS VOL. 250, PAGES 1-3  
ROS VOL. 157, PAGES 245-245H.  
ISSAQUAH SP PLN 03-00012  
ISSAQUAH SP PLN 05-00067


TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT  
RECORDED UNDER RECORDING NUMBER 494089.

AN EASEMENT TO INSTALL AND MAINTAIN SEWER AND WATER  
LINES AS FILED UNDER RECORDING NUMBERS 5027422 AND  
5263588.

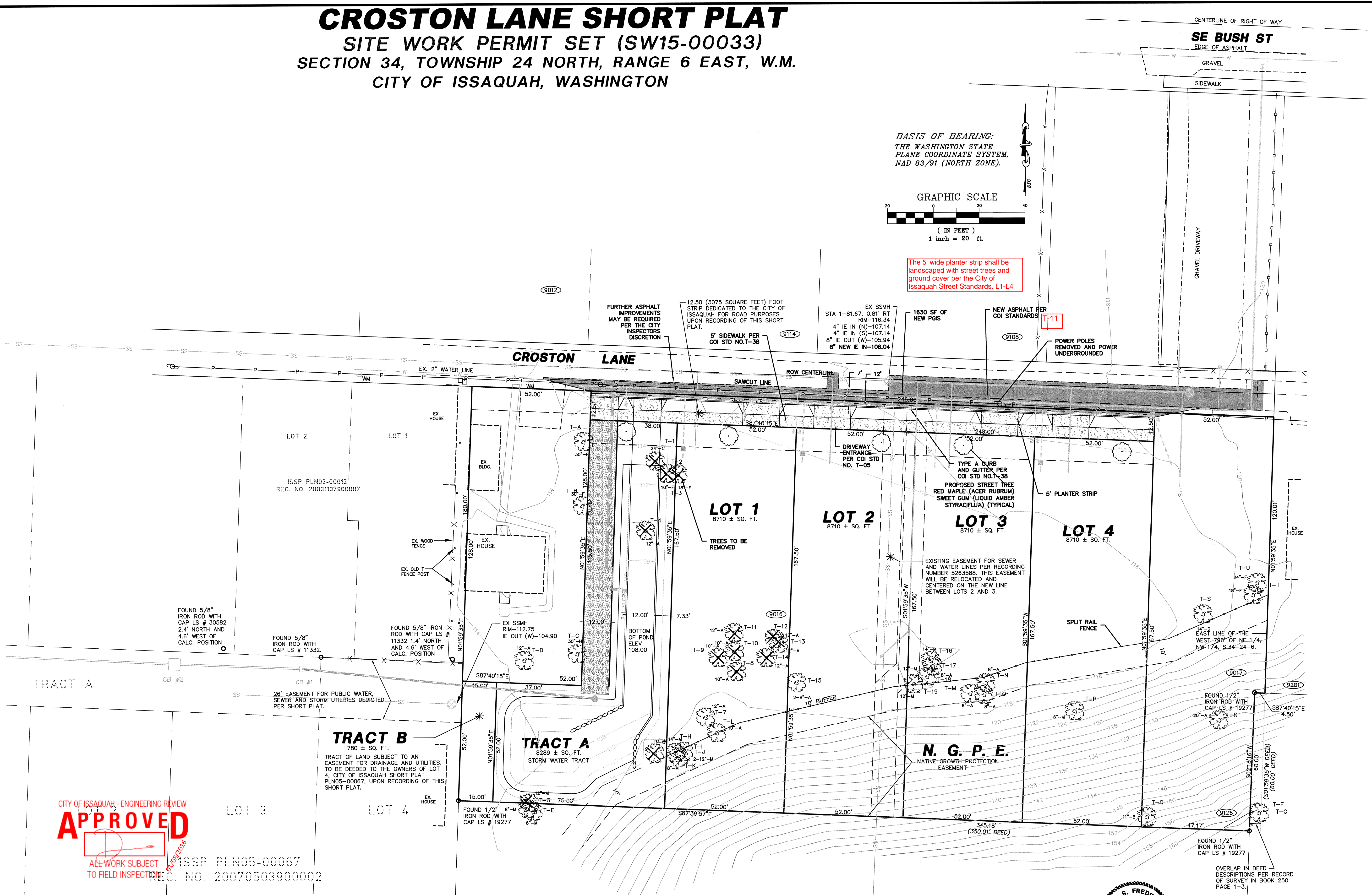
AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY  
AS FILED UNDER RECORDING NUMBER 6169434.

SUBJECT TO MATTERS CONTAINED IN AN INSTRUMENT AS FILED  
UNDER RECORDING NUMBER 20031107900007.

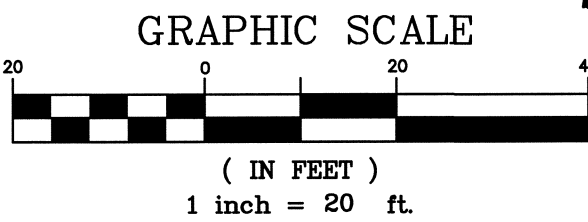


 <p> <b>ENGINEERS - SURVEYORS</b>  <b>EASTSIDE CONSULTANTS, INC.</b>          1320 N.W. WALL ST., SUITE B          ISSAQUAH, WASHINGTON 98027       </p>	<b>CROSTON, LLC</b> <b>22946 SE 53RD STREET</b> <b>ISSAQUAH, WA 98029</b> <b>PH: 206-949-4481</b>		<b>CROSTON LANE</b> <b>HORIZONTAL CONTROL</b> <b>PLAN</b>		<b>REVISIONS</b>	<b>BY</b>	<b>DATE</b>
					REV. PER CITY COMMENTS	RSF	11/24/15
				© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.			
<b>SHEET 4 OF 19</b>							

**CROSTON LANE SHORT PLAT**  
**SITE WORK PERMIT SET (SW15-00033)**  
**SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.**  
**CITY OF ISSAQUAH, WASHINGTON**



BASIS OF BEARING:  
THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM,  
NAD 83/91 (NORTH ZONE).



The 5' wide planter strip shall be  
landscaped with street trees and  
ground cover per the City of  
Issaquah Street Standards, L1-L4

REVISIONS		BY	DATE
REV.	REV. CITY COMMENTS	RSF	11/24/15
THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.			

**CROSTON LANE  
ROAD PLANS**

**CROSTON, LLC  
22946 SE 53RD STREET  
ISSAQUAH, WA 98029  
PH: 206-949-4481**

**ENGINEERS - SURVEYORS  
EASTSIDE CONSULTANTS, INC.**  
1320 N.W. WALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PH: 206-949-4481 FAX: 206-949-4482

**JOB NO. 13084  
DATE 8/15  
SCALE 1"=20'  
DESIGNED RSF  
DRAWN RSF  
CHECKED R.KITZ  
APPROVED RSF**

**SHEET 5 OF 19**

CITY OF ISSAQUAH - ENGINEERING REVIEW  
**APPROVED**  
ALL WORK SUBJECT  
TO FIELD INSPECTION  
11/25/2016

ISSP PLN05-00067  
REC. NO. 20070503900002



**CROSTON LANE SHORT PLAT**  
**SITE WORK PERMIT SET (SW15-00033)**  
**SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.**  
**CITY OF ISSAQUAH, WASHINGTON**

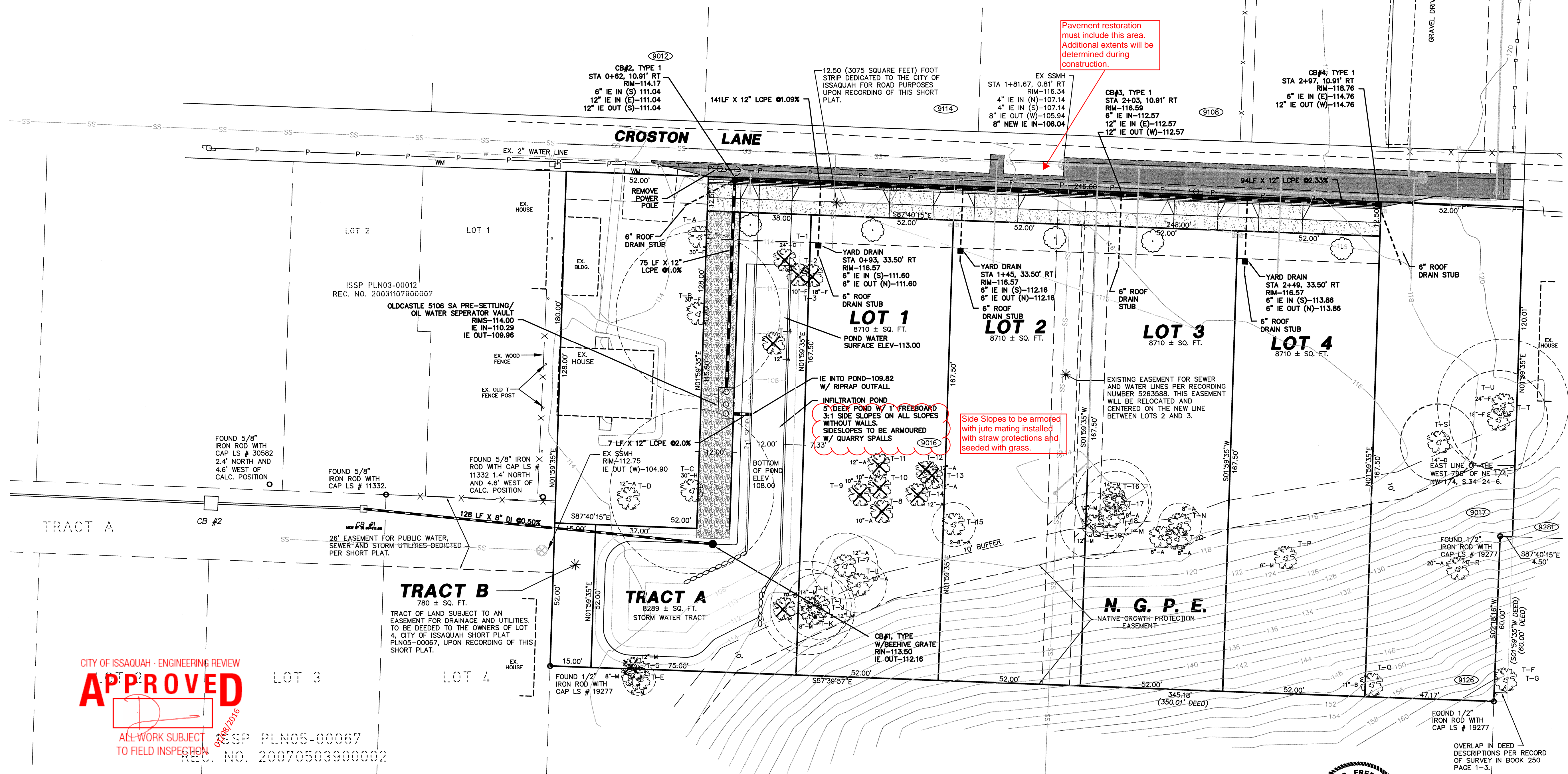
**SW15-00033**

**LEGEND:**

- ✱ = FOUND SECTION CORNER AS SHOWN
- ✱ = FOUND QUARTER CORNER AS SHOWN
- ⊙ = FOUND CAPPED CONCRETE MONUMENT
- ⊙ = SET REBAR AND CAP L.S. # 33487
- = FND REBAR AND CAP AS SHOWN
- (R) = DEED BEARING/DISTANCE
- BLBL = BUILDING SETBACK LINE
- = 12"-A / 24"-F (DIAMETER-TREE)
- A=ALDER, C=CEDAR, F=FIR, M=MAPLE,

**BASIS OF BEARING:**  
THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM,  
NAD 83/91 (NORTH ZONE).

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 20 ft.



CITY OF ISSAQUAH - ENGINEERING REVIEW

**APPROVED**

ALL WORK SUBJECT TO FIELD INSPECTION

ISSP PLN05-00067  
REC. NO. 20070503900002



REVISIONS	BY	DATE
REV. PER CITY COMMENTS	RSF	11/24/15

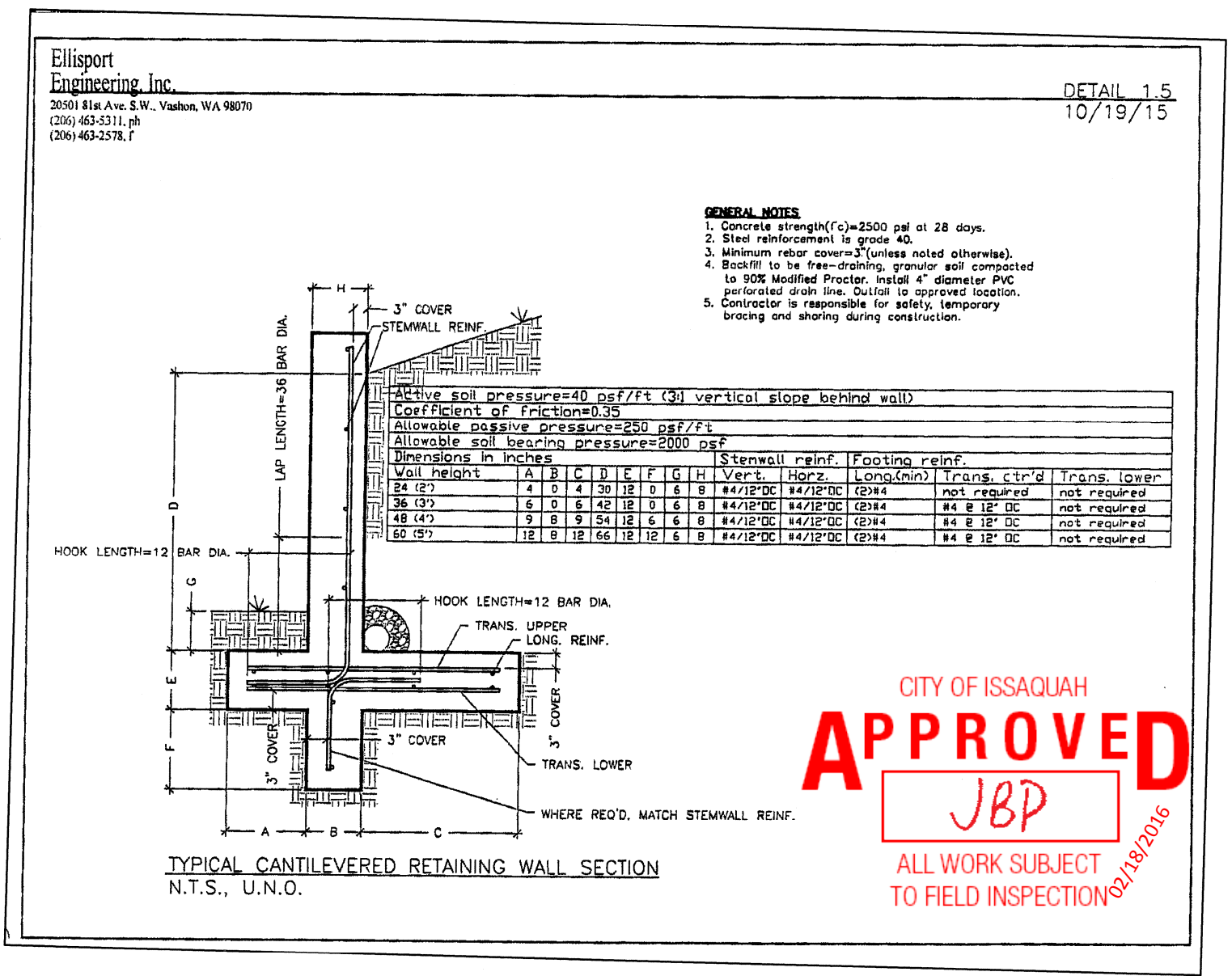
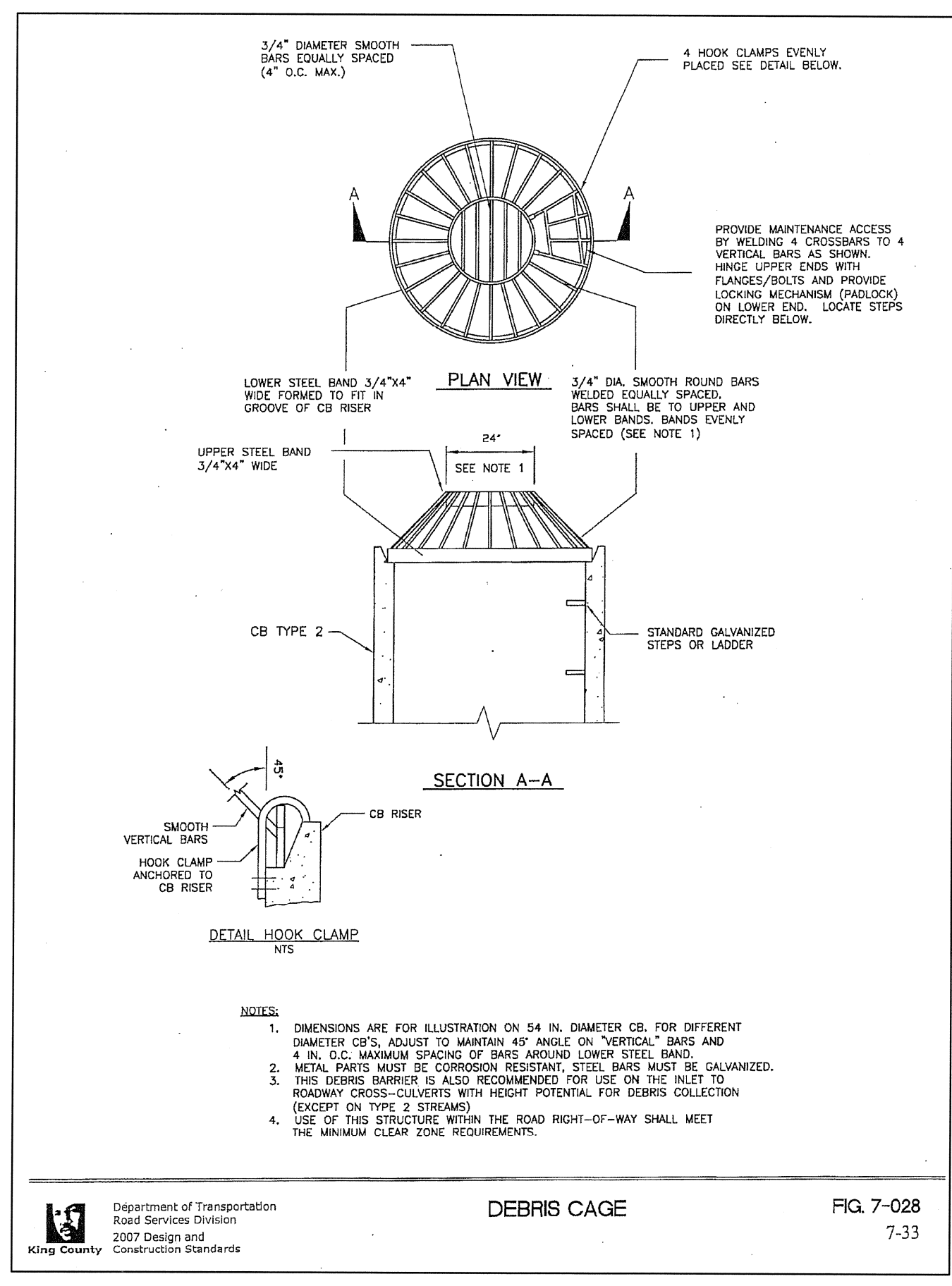
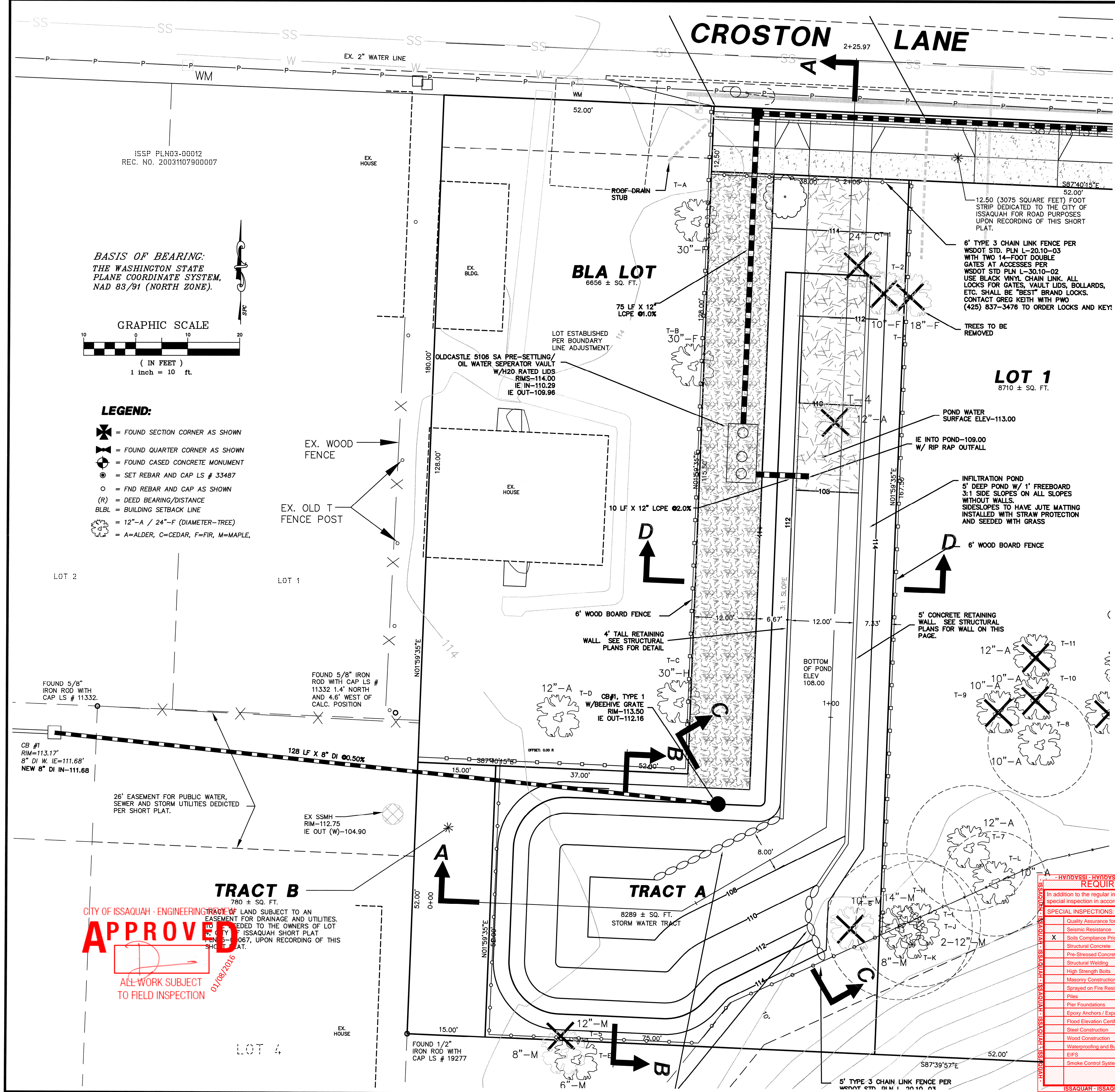
CROSTON LANE  
DRAINAGE PLANS

CROSTON, LLC  
22946 SE 53RD STREET  
ISSAQUAH, WA 98029  
PH: 206-949-4481

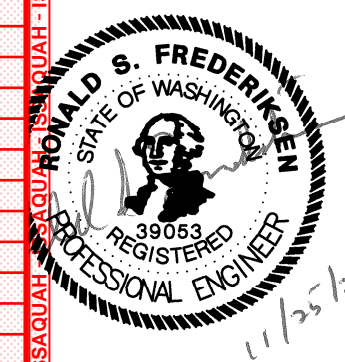
ENGINEERS - SURVEYORS  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PH: 206-949-3551 FAX: 206-949-4076

JOB NO. 13084  
DATE 8/15  
SCALE 1"=20'  
DESIGNED RSF  
DRAWN RSF  
CHECKED R.KITZ  
APPROVED RSF

SHEET 6 OF 19



REQUIRED SPECIAL INSPECTIONS	
In addition to the regular inspections, the following checked items will also require special inspection in accordance with Chapter 17 of the International Building Code.	
SPECIAL INSPECTIONS:	
Quality Assurance for Wind Requirements	
Seismic Resistance	
X Soils Compliance Prior to Foundation Inspection	
Structural Concrete	
Pre-Stressed Concrete	
Structural Welding	
High Strength Bolts	
Masonry Construction	
Sprayed on Fire Resistant Materials	
Piles	
Pier Foundations	
Epoxy Anchors / Expansion Anchors	
Flood Elevation Certificate	
Steel Construction	
Wood Construction	
Waterproofing and Building Envelope (RCW 64.34 & 64.55)	
EIFS	
Smoke Control Systems	



**APPROVED**  
CITY OF ISSAQUAH - ENGINEERING  
ALL WORK SUBJECT TO FIELD INSPECTION  
01/09/2016

**APPROVED**  
CITY OF ISSAQUAH  
JBP  
ALL WORK SUBJECT TO FIELD INSPECTION  
01/09/2016

INDEX LOCATION: SEC. 34 T. 23 N. R. 6 E. W.M.	
34	

BY DATE

REVISIONS

CROSTON LANE  
POND DETAILS

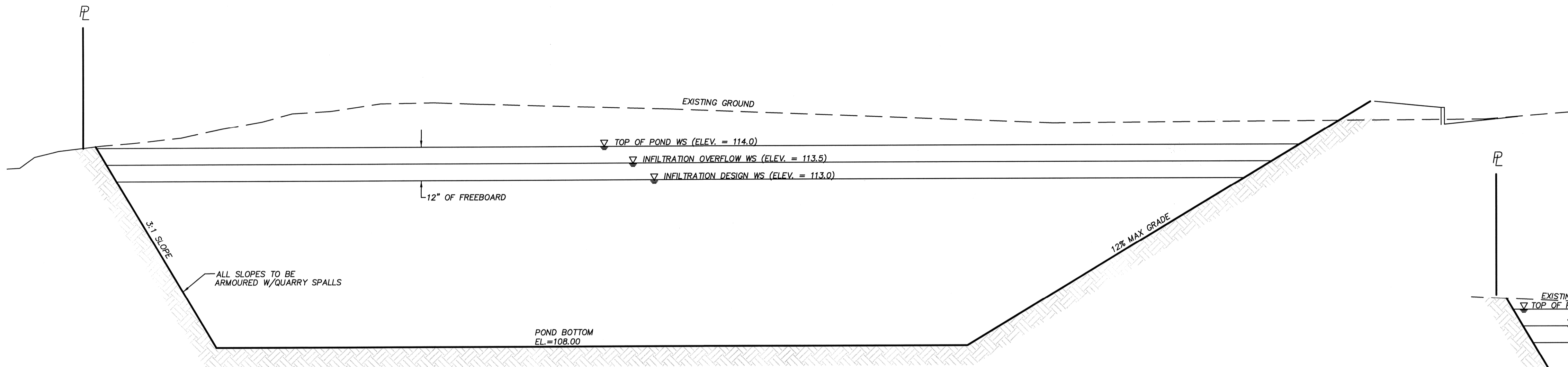
ENGINEERS - SURVEYORS

**EASTSIDE CONSULTANTS, INC.**  
22946 SE 53RD STREET  
ISSAQUAH, WA 98029  
PH: 206-949-4481

JOB NO. 13084  
DATE 8/15  
SCALE 1"=20'  
DESIGNED RSF  
DRAWN RSF  
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APPROVED RSF

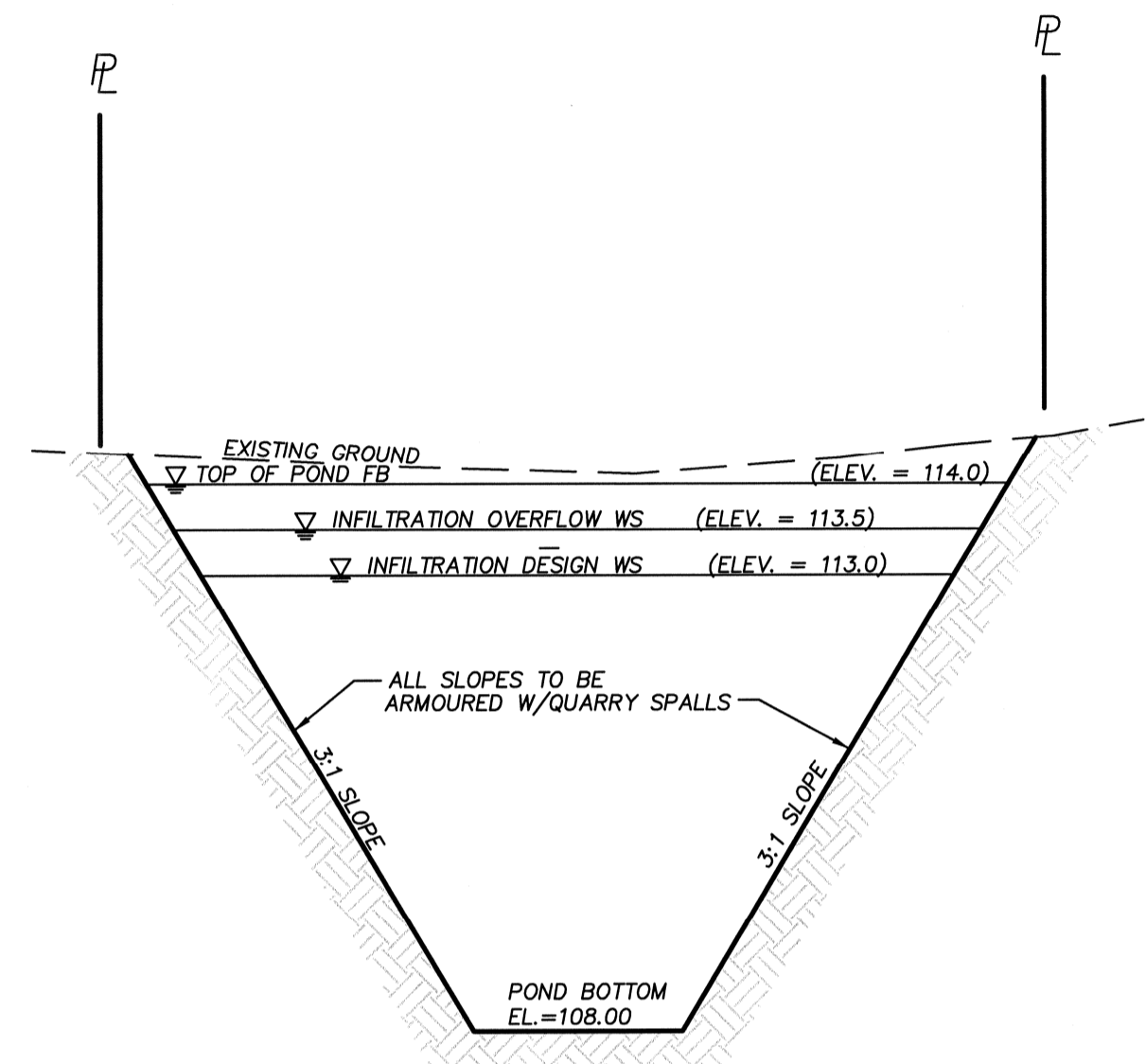
SHEET 7 OF 19

**CROSTON LANE SHORT PLAT**  
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, WASHINGTON

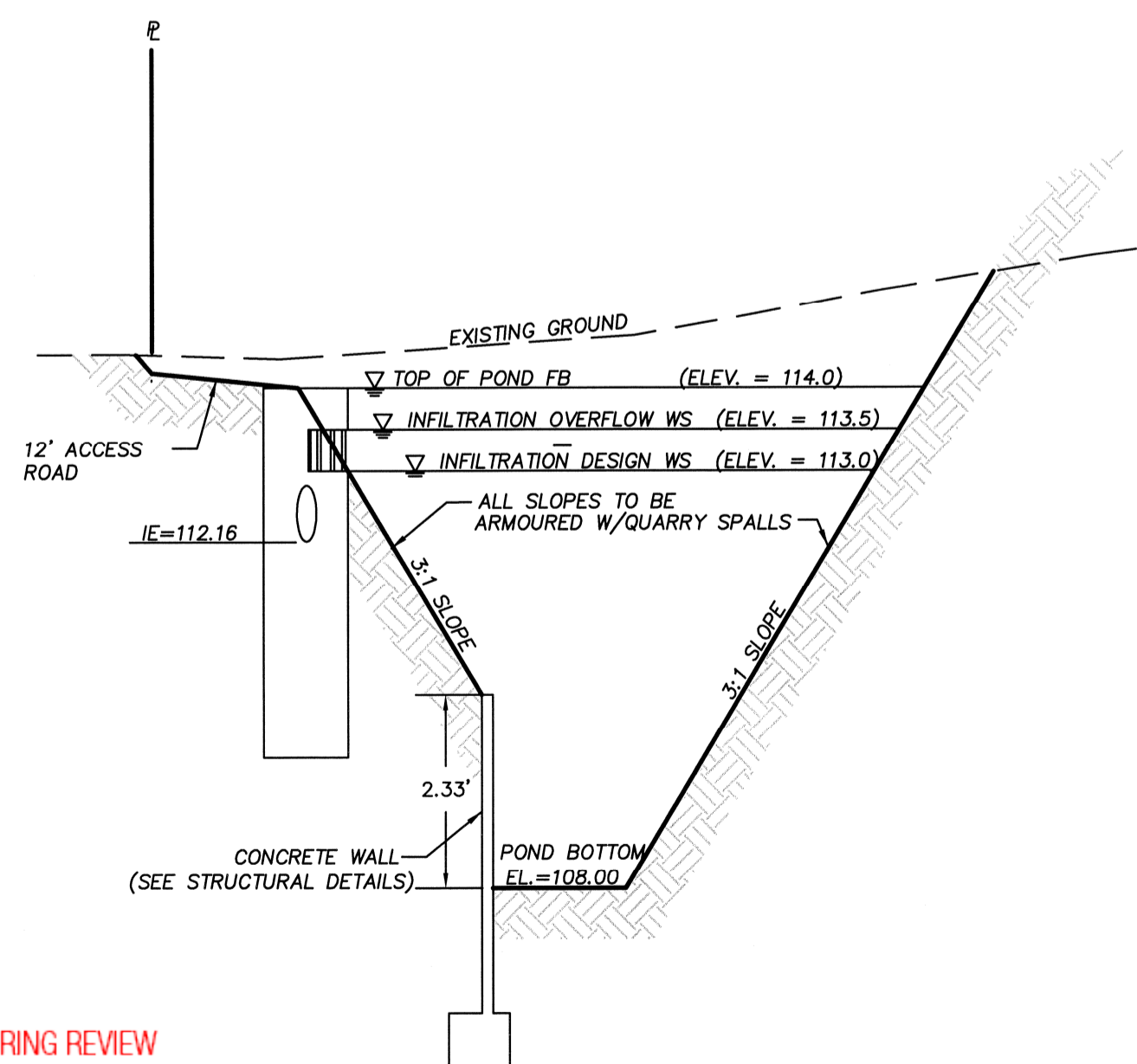


**SECTION A-A**  
SCALE: 1"=10' HORIZ.  
1"=2' VERT.

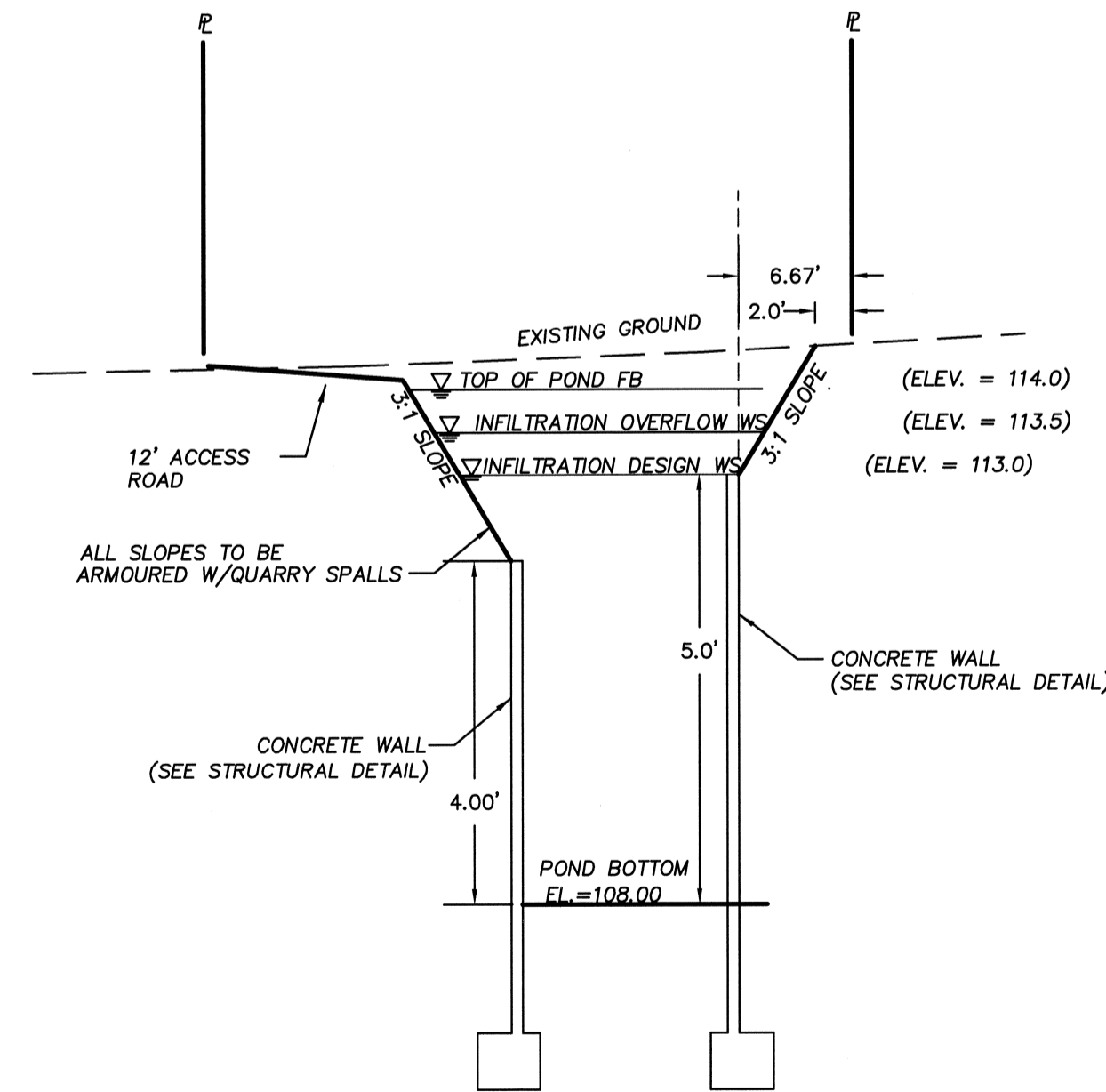
REQUIRED LIVE STORAGE	11,104 CF
PROVIDED LIVE STORAGE	11,449 CF
AS-BUILT LIVE STORAGE	



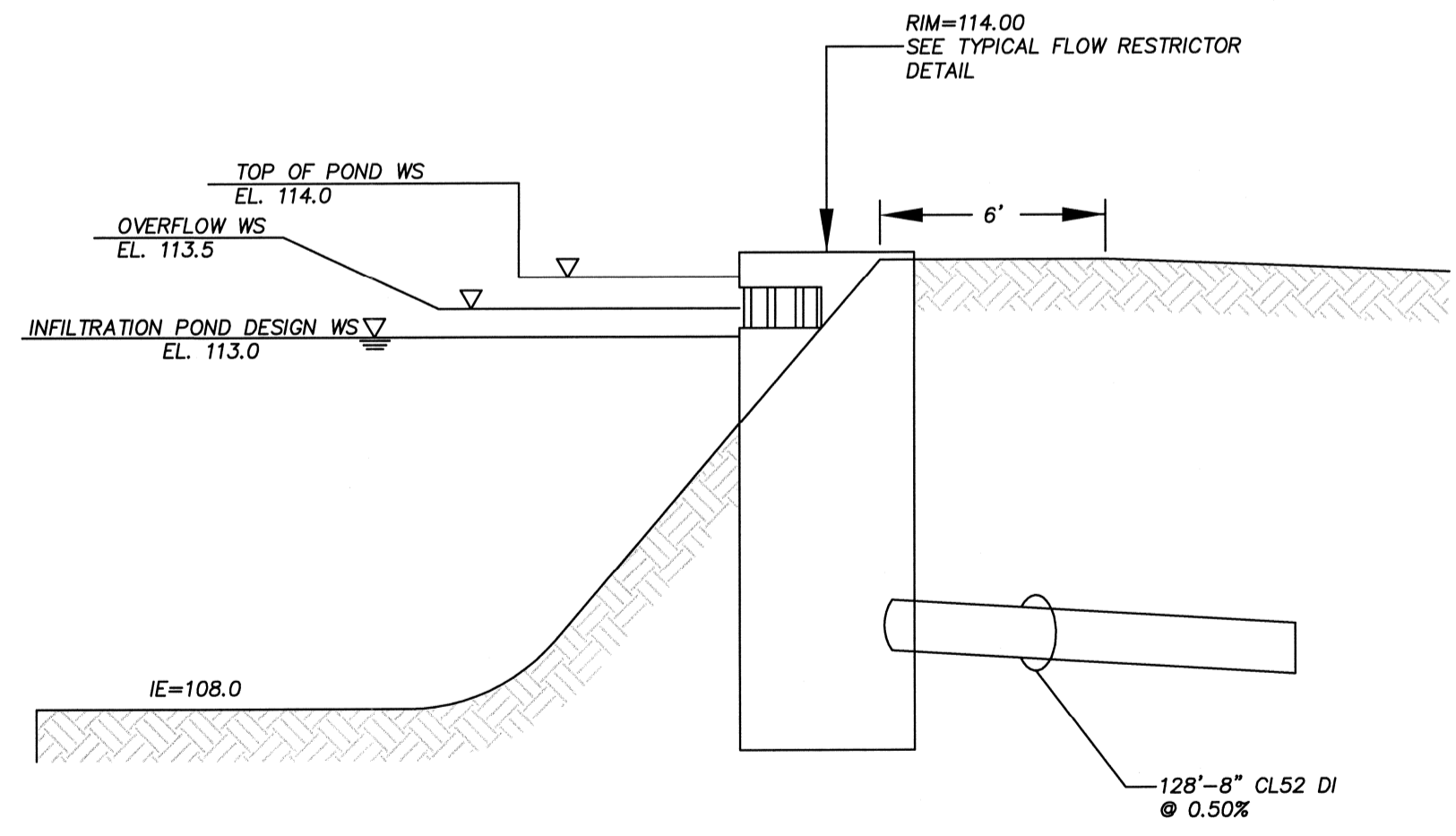
**SECTION B-B**  
SCALE: 1"=10' HORIZ.  
1"=2' VERT.



**SECTION C-C**  
SCALE: 1"=10' HORIZ.  
1"=2' VERT.



**SECTION D-D**  
SCALE: 1"=10' HORIZ.  
1"=2' VERT.



**OUTLET DETAIL**  
NTS

CITY OF ISSAQUAH - ENGINEERING REVIEW  
**APPROVED**  
ALL WORK SUBJECT  
TO FIELD INSPECTION  
01/08/2015



INDEX LOCATION:  
SEC. 34 T. 23 N. R. 6 E. W.M.


34

REVISIONS	BY	DATE
CROSTON LANE POND SECTIONS		
CROSTON, LLC 22946 SE 53RD STREET ISSAQUAH, WA 98029 PH: 206-949-4481		
ENGINEERS - SURVEYORS <b>EASTSIDE CONSULTANTS, INC.</b> 1320 N.W. MALL ST., SUITE B ISSAQUAH, WASHINGTON 98037 PH: 425-932-3331 FAX: 425-932-4078		
JOB NO. 13084 DATE 8/15 SCALE 1"=20' DESIGNED RSF DRAWN RSF CHECKED R.KITZ APPROVED RSF		
SHEET 8 OF 19		

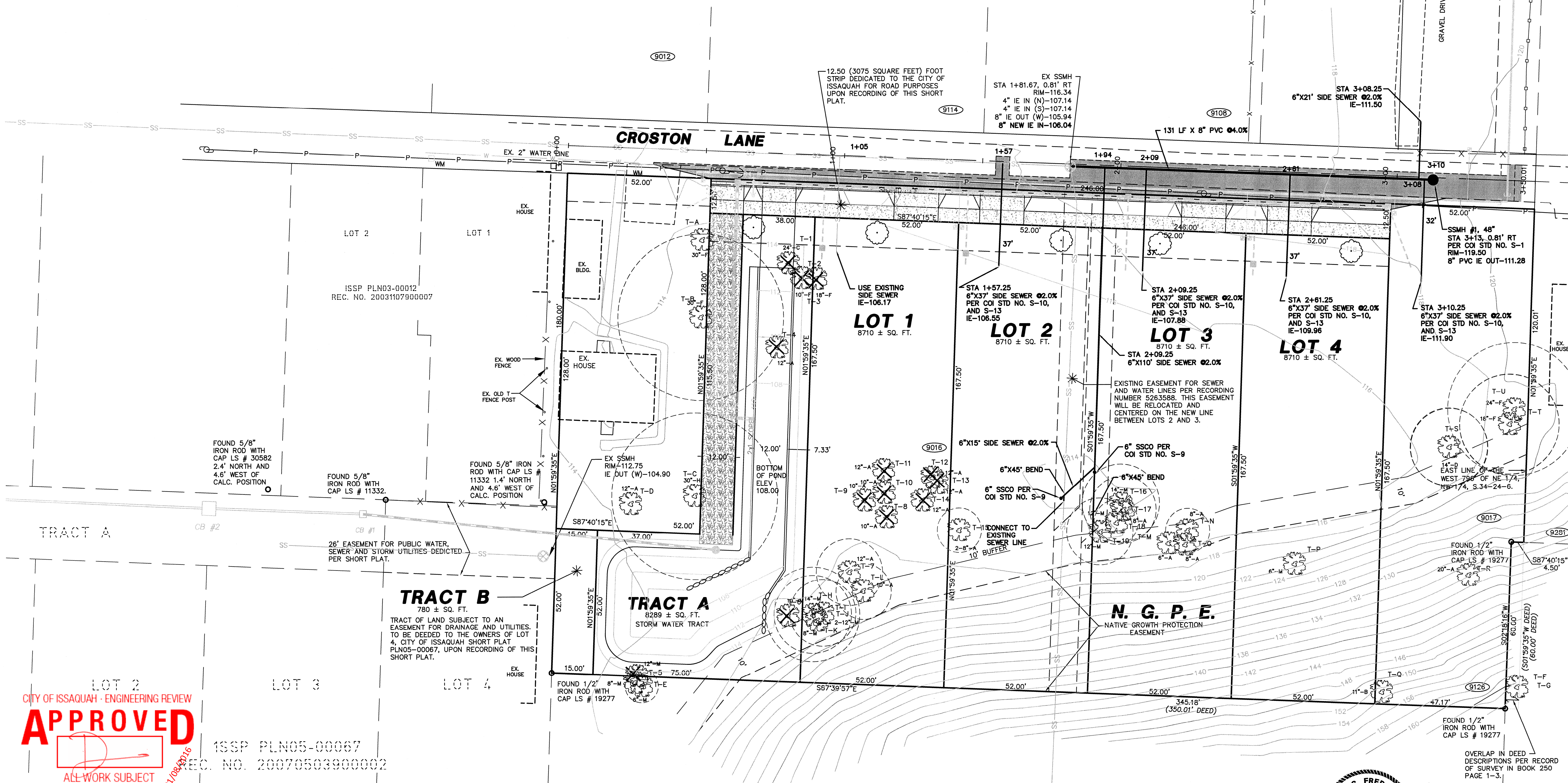
**CROSTON LANE SHORT PLAT**  
**SITE WORK PERMIT SET (SW15-00033)**  
**SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.**  
**CITY OF ISSAQUAH, WASHINGTON**

**LEGEND:**

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- ⊕ = FOUND QUARTER CORNER AS SHOWN
- ⊙ = FOUND CASED CONCRETE MONUMENT
- ⊙ = SET REBAR AND CAP LS # 33487
- = FND REBAR AND CAP AS SHOWN
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- BLBL = BUILDING SETBACK LINE
- ⊙ = 12" - A / 24" - F (DIAMETER-TREE)
- A=ALDER, C=CEDAR, F=FIR, M=MAPLE,

**BASIS OF BEARING:**  
THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM,  
NAD 83/91 (NORTH ZONE).

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 20 ft.

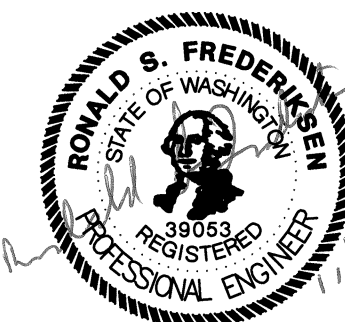


CITY OF ISSAQUAH - ENGINEERING REVIEW

**APPROVED**

ALL WORK SUBJECT  
TO FIELD INSPECTION

ISSP PLN05-00067  
REC. NO. 20070503900002



REVISIONS	BY	DATE
REV. PER CITY COMMENTS	RSF	11/24/15

CROSTON LANE  
SEWER PLANS

CROSTON, LLC  
22946 SE 53RD STREET  
ISSAQUAH, WA 98029  
PH: 206-949-4481

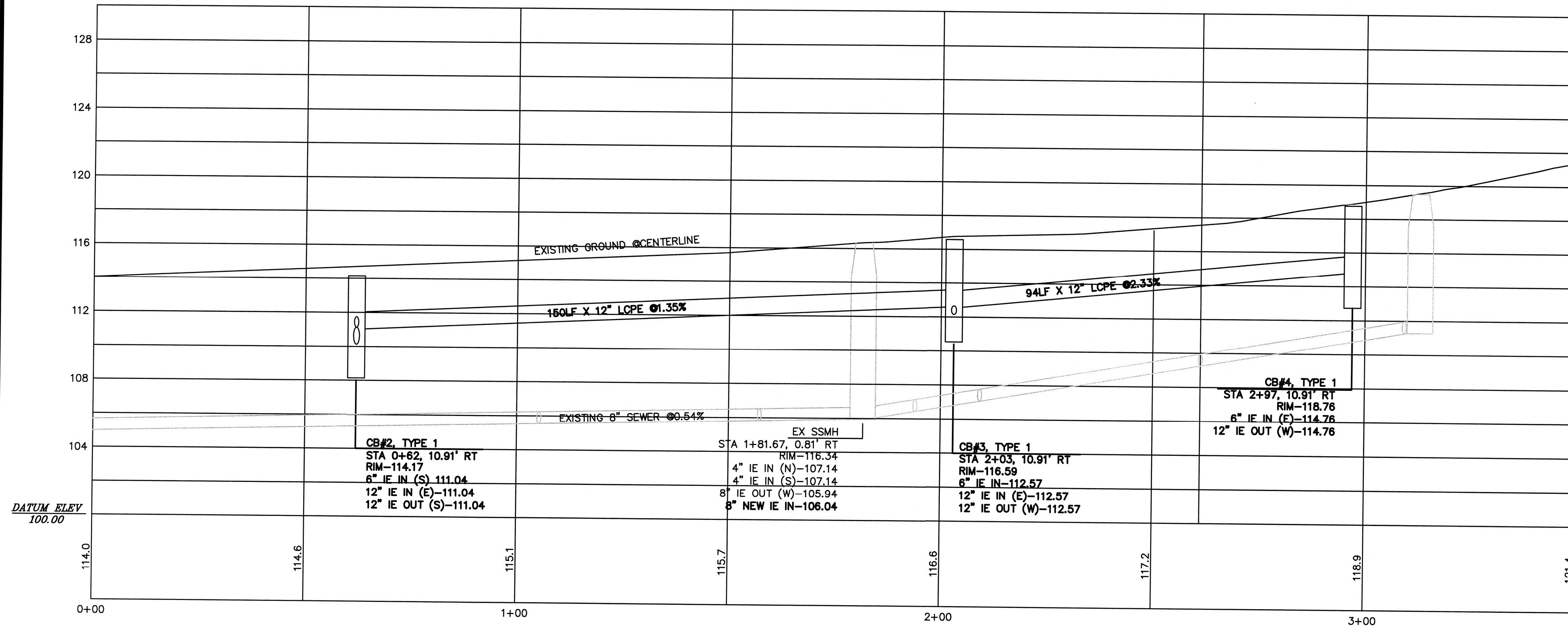
ENGINEERS - SURVEYORS  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PH: 206-949-5551 FAX: 206-949-5552

JOB NO. 13084  
DATE 8/15  
SCALE 1"=20'  
DESIGNED RSF  
DRAWN RSF  
CHECKED R.KITZ  
APPROVED RSF

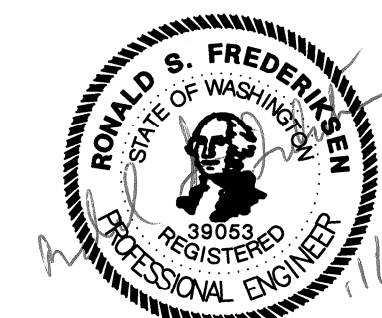
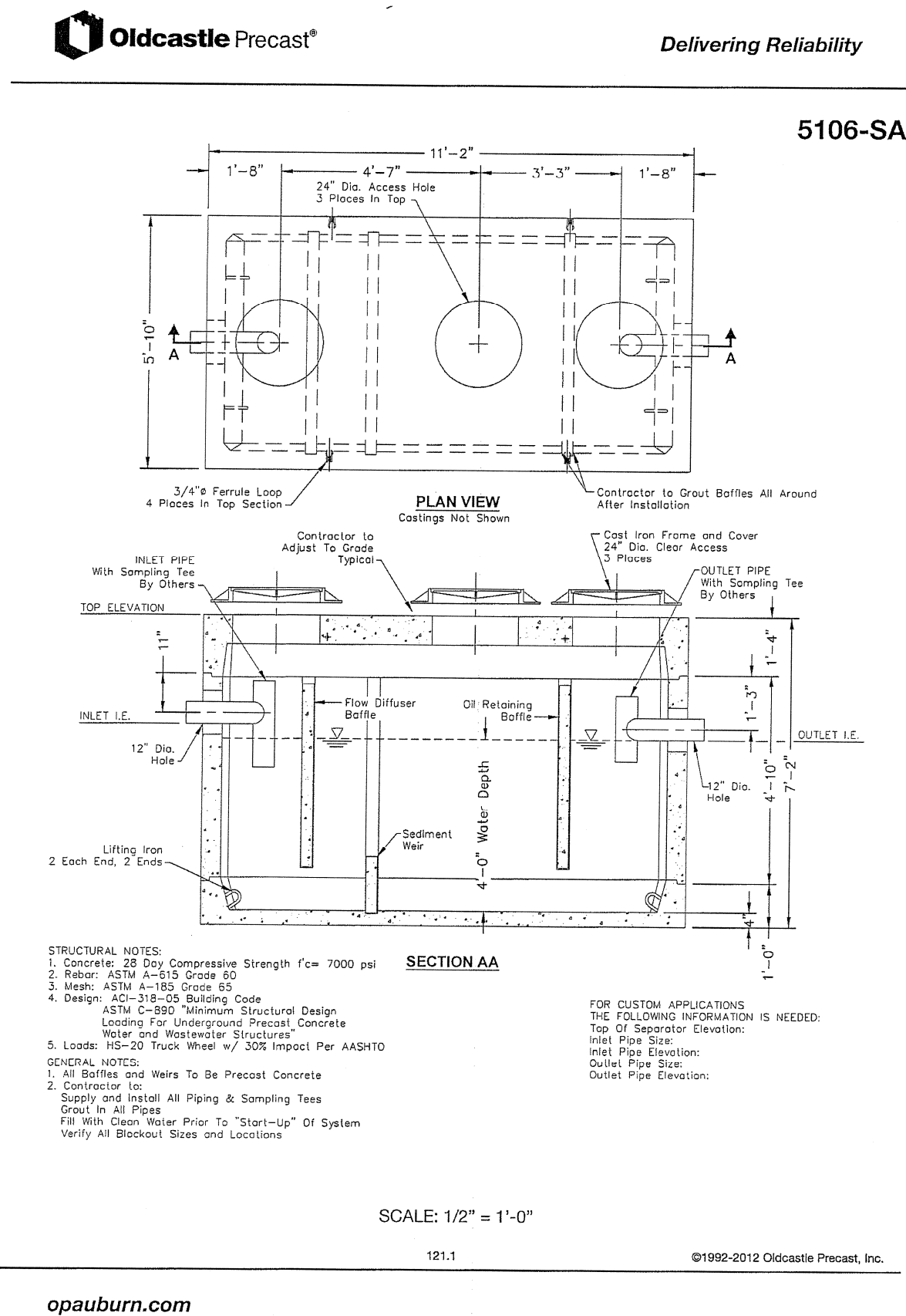
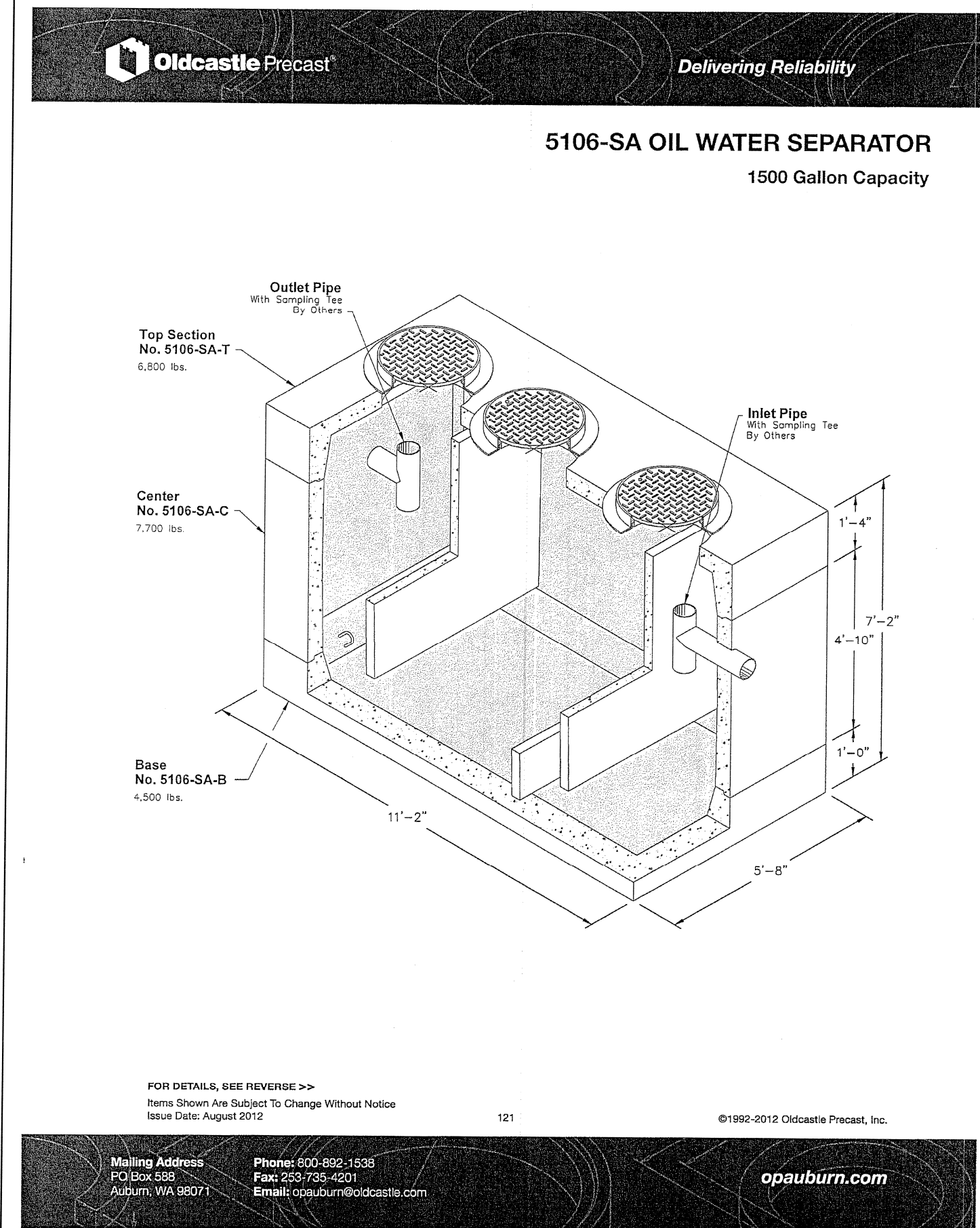
SHEET 9 OF 19



**CROSTON LANE SHORT PLAT**  
**SITE WORK PERMIT SET (SW15-00033)**  
**SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.**  
**CITY OF ISSAQUAH, WASHINGTON**

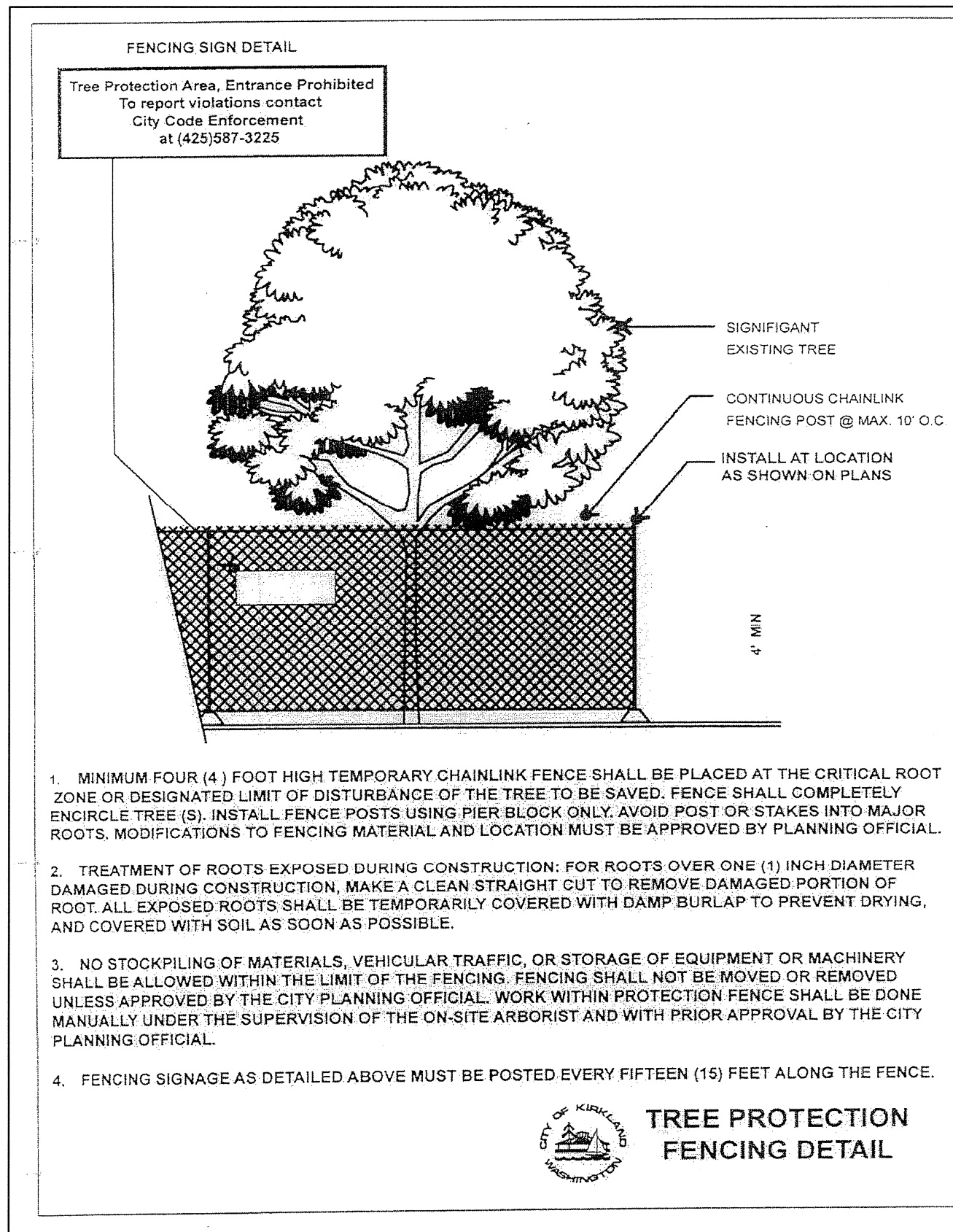
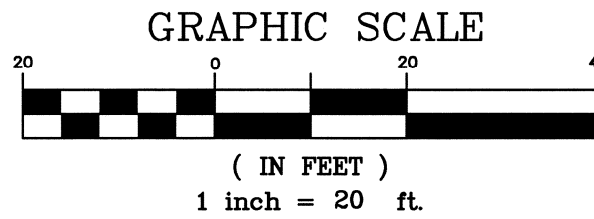


REVISIONS		BY	DATE
REV.	PER CITY COMMENTS	RSF	11/24/15
CROSTON LANE			
PROFILES AND PRE-			
SETTLING VAULT DETAILS			
CROSTON, LLC			
22946 SE 53RD STREET			
ISSAQUAH, WA 98029			
PH: 206-949-4481			
ENGINEERS - SURVEYORS			
EASTSIDE CONSULTANTS, INC.			
1320 N.W. MALL ST., SUITE B			
ISSAQUAH, WASHINGTON 98027			
PH: 206-949-4481 FAX: 206-949-4482			
JOB NO. 13084		DATE 8/15	
SCALE 1"=20'		DESIGNED RSF	
DRAWN RSF		CHECKED R.KITZ	
APPROVED RSF		SHEET 11 OF 19	



CITY OF ISSAQUAH - ENGINEERING REVIEW  
**APPROVED**  
ALL WORK SUBJECT TO FIELD INSPECTION  
01/08/2016

**CROSTON LANE SHORT PLAT**  
**SITE WORK PERMIT SET (SW15-00033)**  
**SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.**  
**CITY OF ISSAQUAH, WASHINGTON**









	Trees Saved	
T-A Douglas Fir	30"	
T-B Douglas Fir	30"	
T-C Hemlock	30"	
T-D Acorn	11"	
T-E Maple	8"	
T-F Maple	12"	
T-G Maple	12"	
T-H Maple	14"	
T-I Maple	12"	
T-J Maple	12"	
T-K Maple	8"	
T-L Alder	10"	
T-M Alder	6"	
T-N Alder	8"	
T-O Alder	8"	
T-P Maple	6"	
T-Q Birch	11"	
T-R Alder	20"	
T-S Deciduous	14"	
T-T Douglas Fir	18"	
T-U Douglas Fir	24"	

		Trees Saved
T-1	Cedar	24"
T-2	Douglas Fir	10"
T-3	Douglas Fir	18"
T-4	Acorn	12"
T-5	Maple	6"
T-6	Maple	10"
T-7	Alder	12" 12"
T-8	Alder	10"
T-9	Alder	10"
T-10	Alder	10"
T-11	Alder	12"
T-12	Alder	12"
T-13	Alder	12"
T-14	Alder	12"
T-15	Alder	2-8" 16"
T-16	Maple	14" 14"
T-17	Maple	12" 12"
T-18	Alder	8" 8"
T-19	Maple	12" 12"

PERCENT SAVED EQUALS =  $74''/234'' = 31.62\%$  RETAINED

**LEGEND:**

-  = FOUND SECTION CORNER AS SHOWN  
 = FOUND QUARTER CORNER AS SHOWN  
 = FOUND CASED CONCRETE MONUMENT  
 = SET REBAR AND CAP LS # 33487  
 = FND REBAR AND CAP AS SHOWN  
(R) = DEED BEARING/DISTANCE  
BLBL = BUILDING SETBACK LINE  
 = 12"-A / 24"-F (DIAMETER-TREE)  
A = ALDER, C = CEDAR, F = FIR, M = MAPLE,



*BASIS OF BEARING:*  
THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM,  
NAD 83/91 (NORTH ZONE).

CROSTON LANE  
TREE RETENTION PLAN

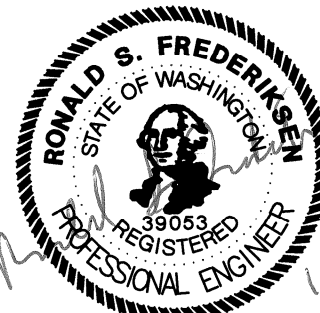
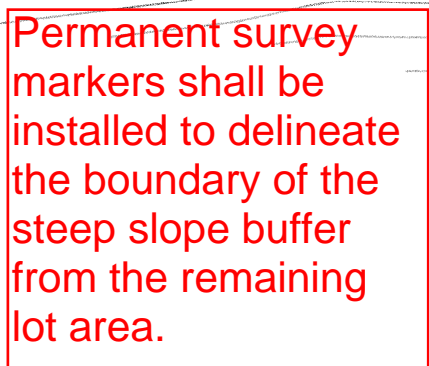
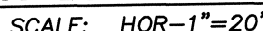
**CROSTON, LLC**  
**22946 SE 53RD STREET**  
**ISSAQUAH, WA 98029**  
**PH: 206-949-4481**

**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. MALL ST., SUITE B

<b>JOB NO. 13084</b>
<b>DATE 8/15</b>
<b>SCALE 1"=20'</b>
<b>DESIGNED RSF</b>
<b>DRAWN RSF</b>
<b>CHECKED R.KITZ</b>
<b>APPROVED RSF</b>

**SHEET 12 OF 19**

**CITY OF ISSAQUAH, WASHINGTON**



ALL WORK SUBJECT

**SHEET 13 OF 19**

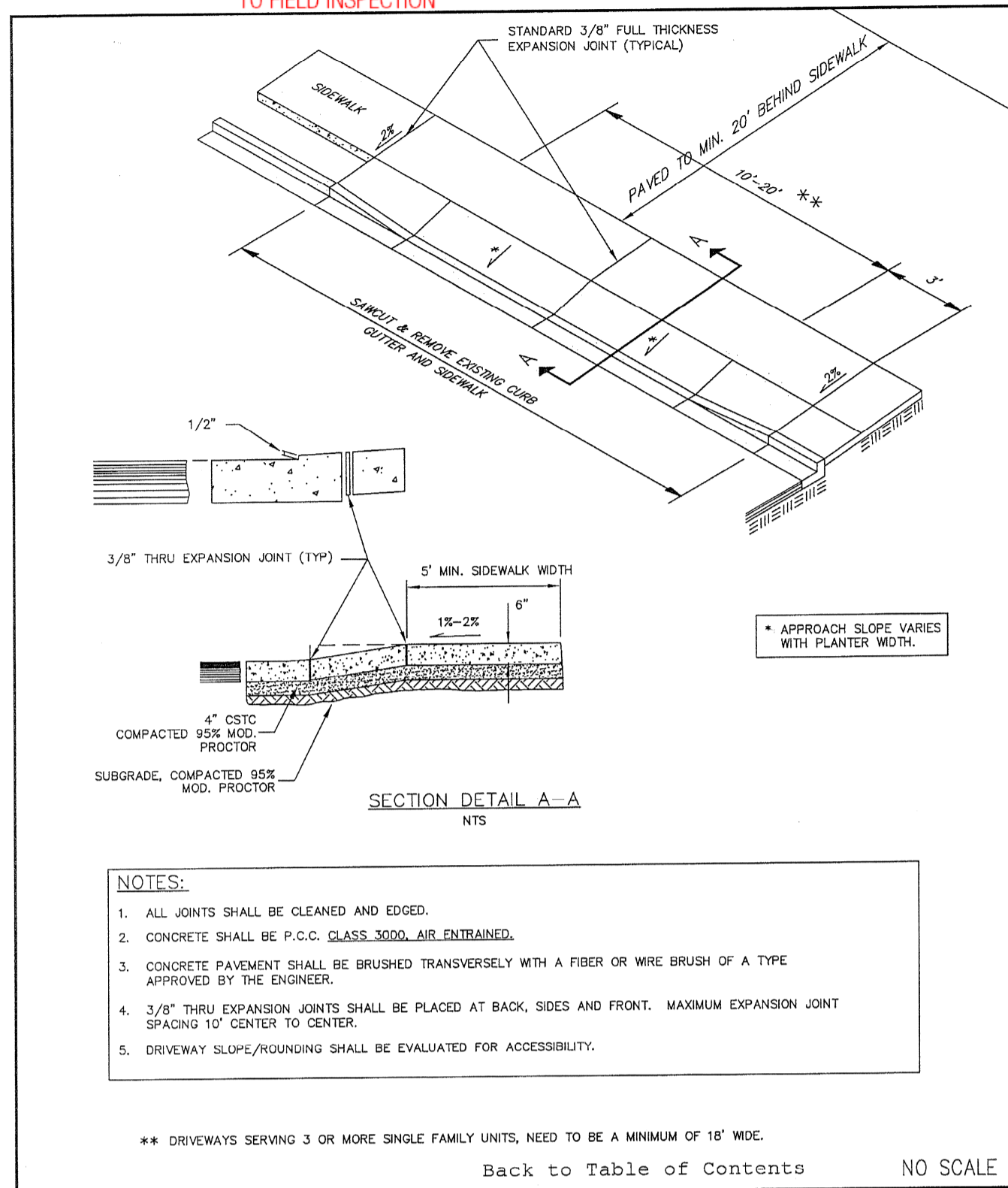


# CROSTON LANE SHORT PLAT

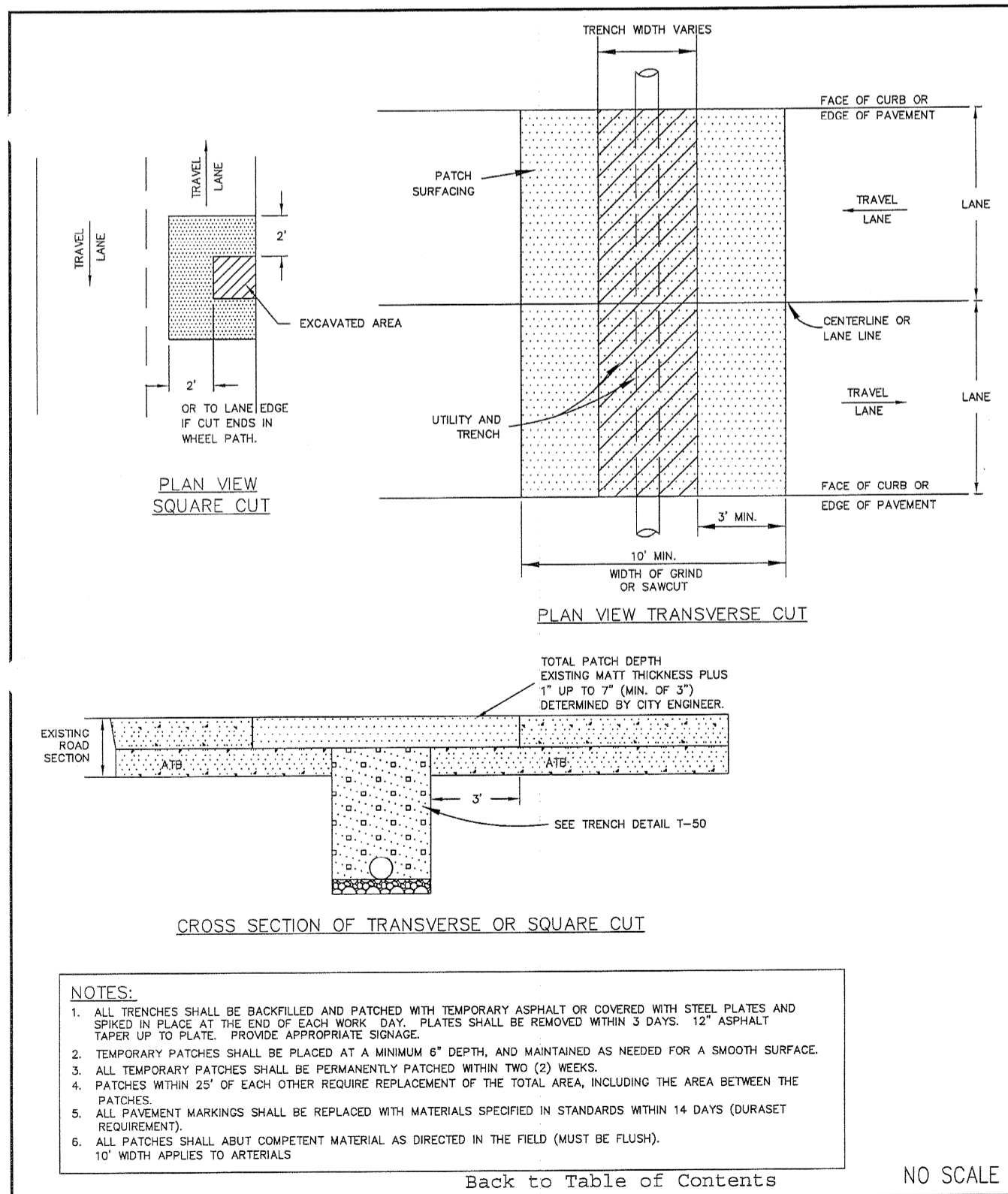
## SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

### CITY OF ISSAQUAH, WASHINGTON

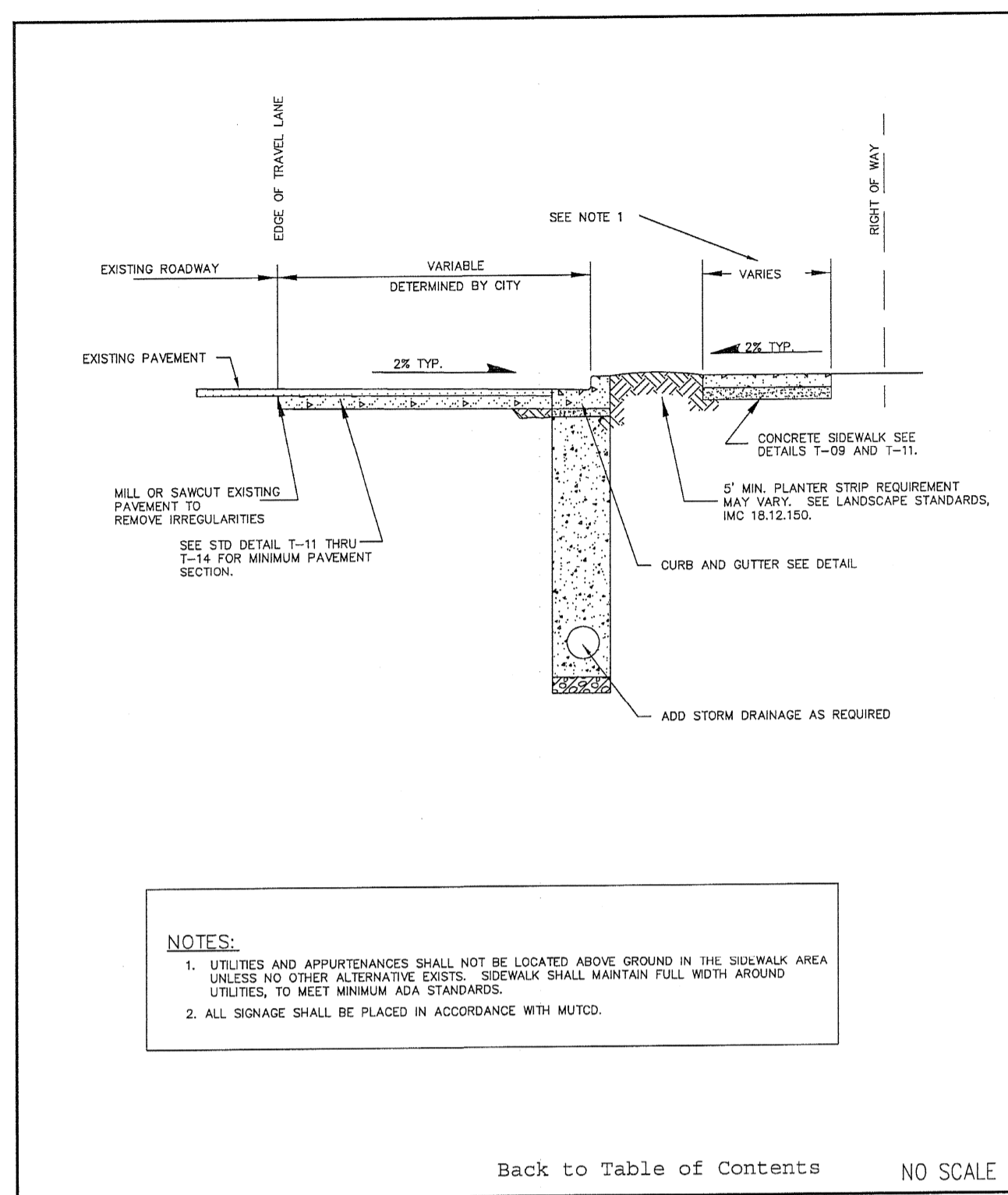
SITE WORK PERMIT SET SW15-00033



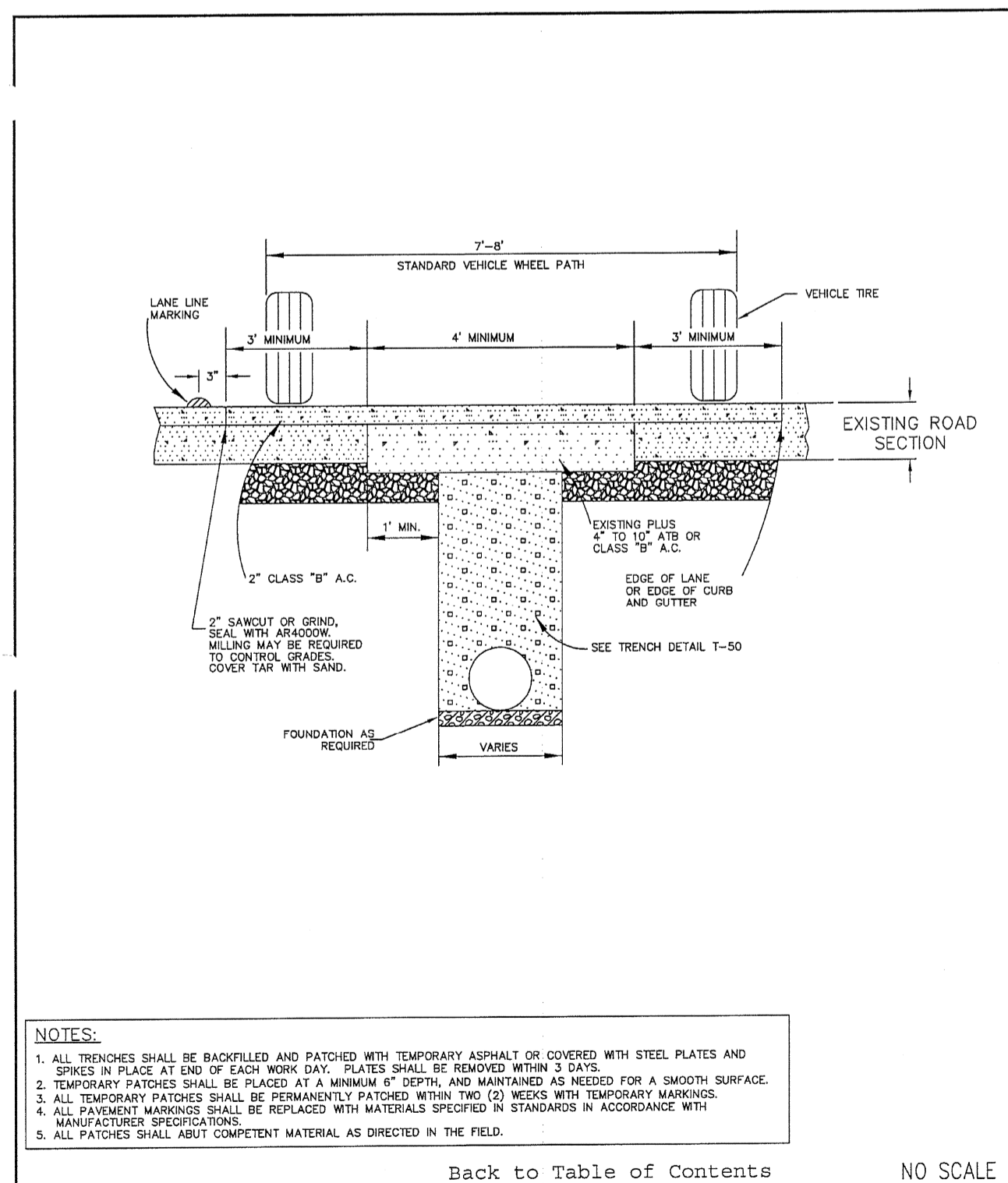
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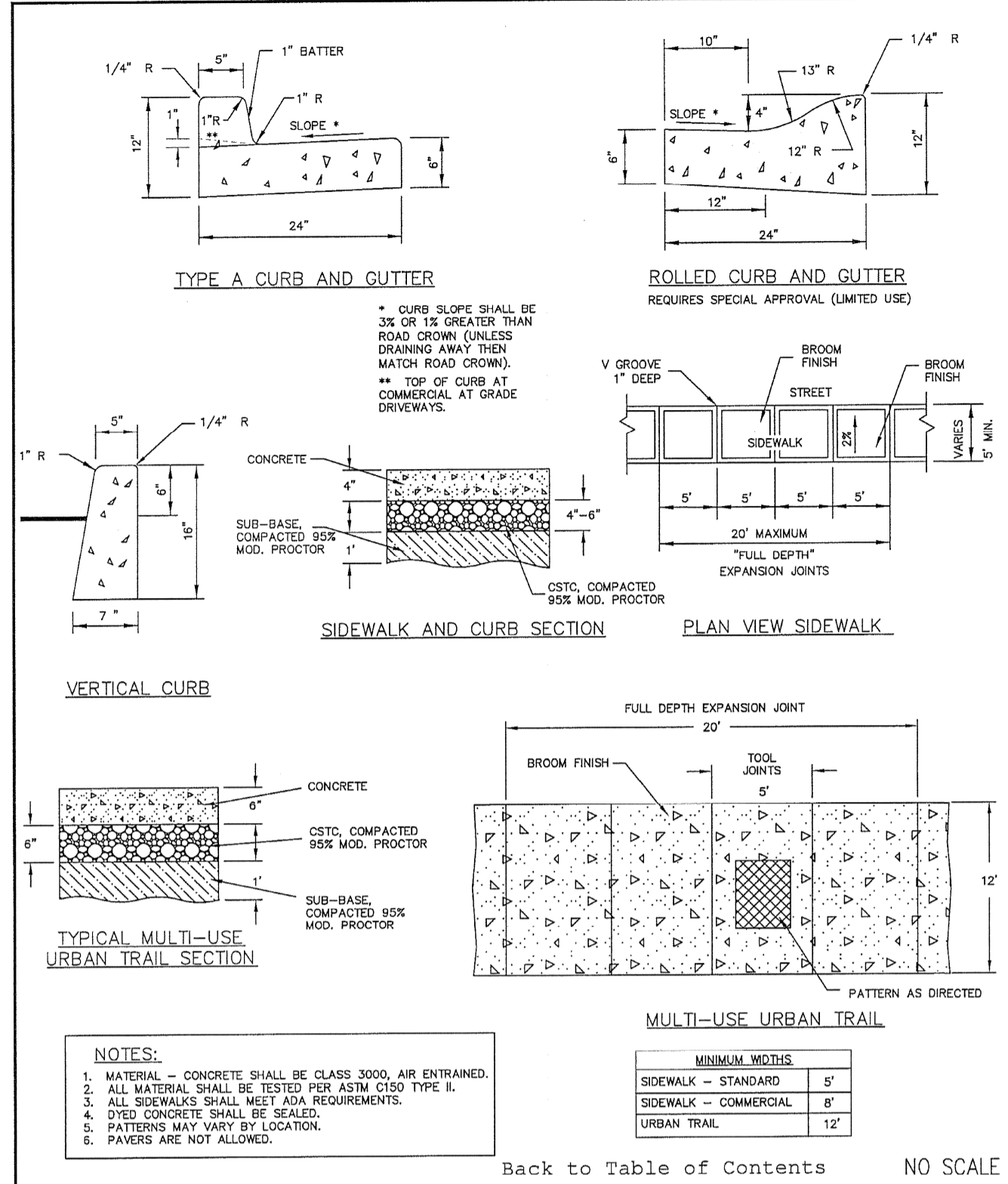
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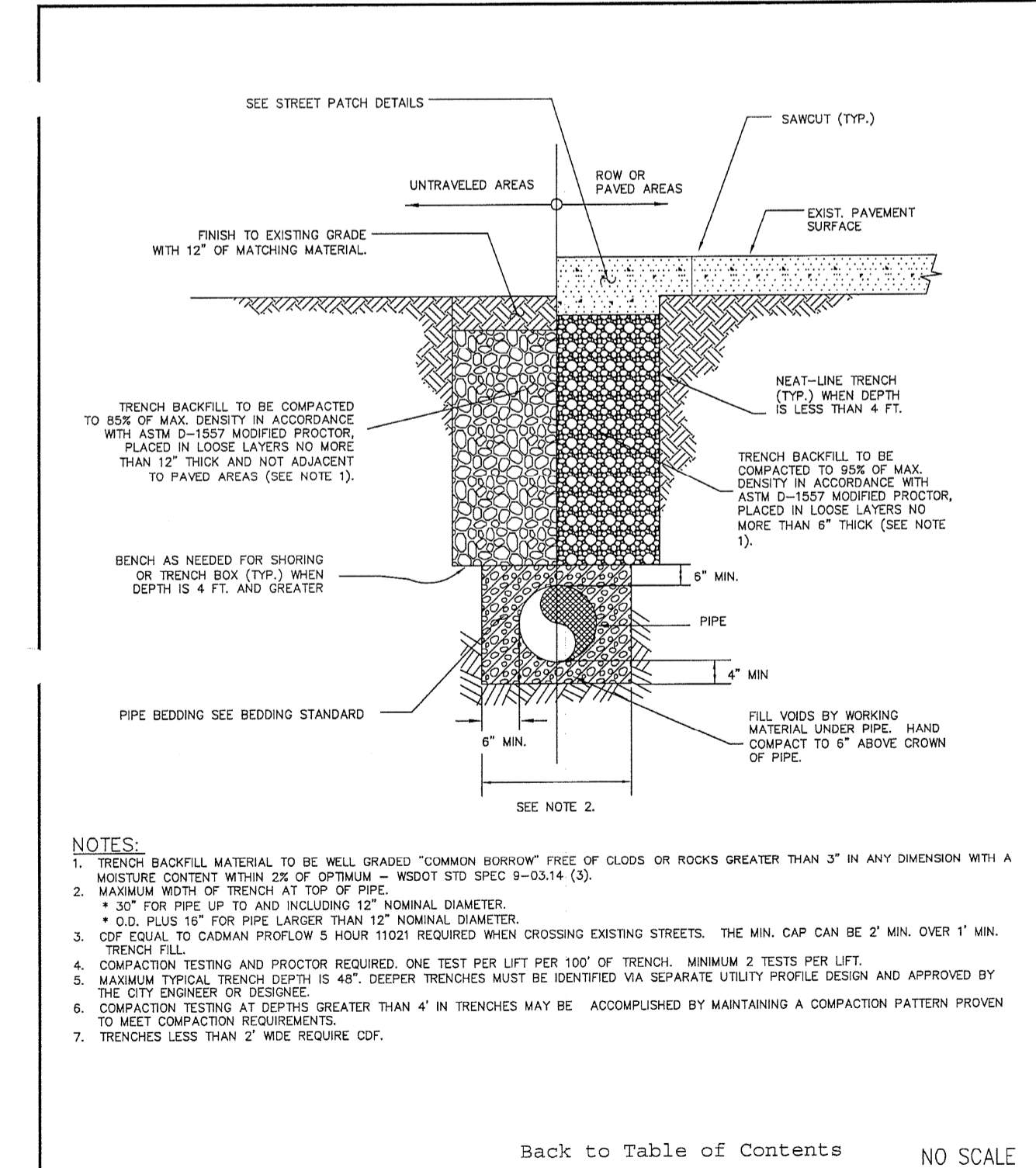
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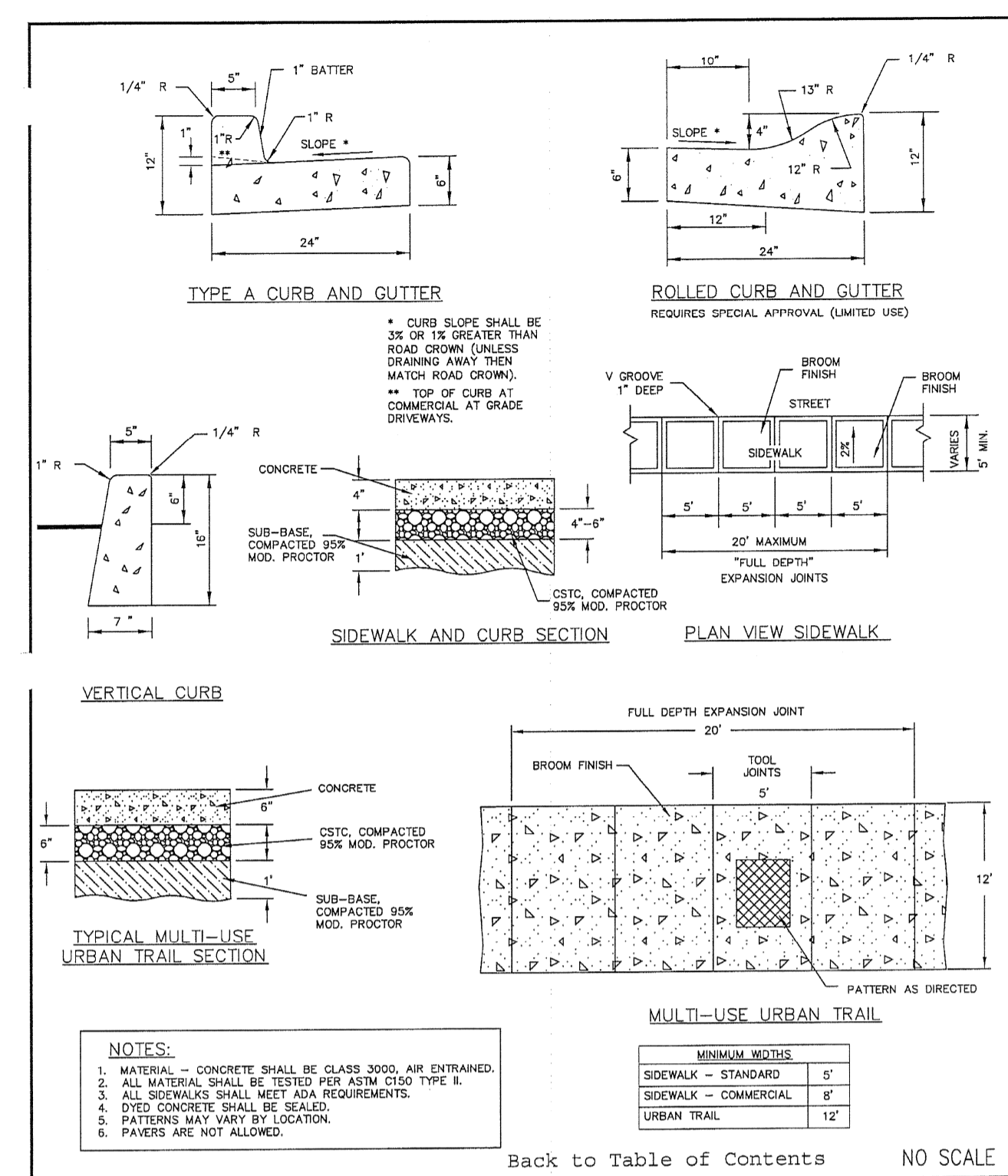
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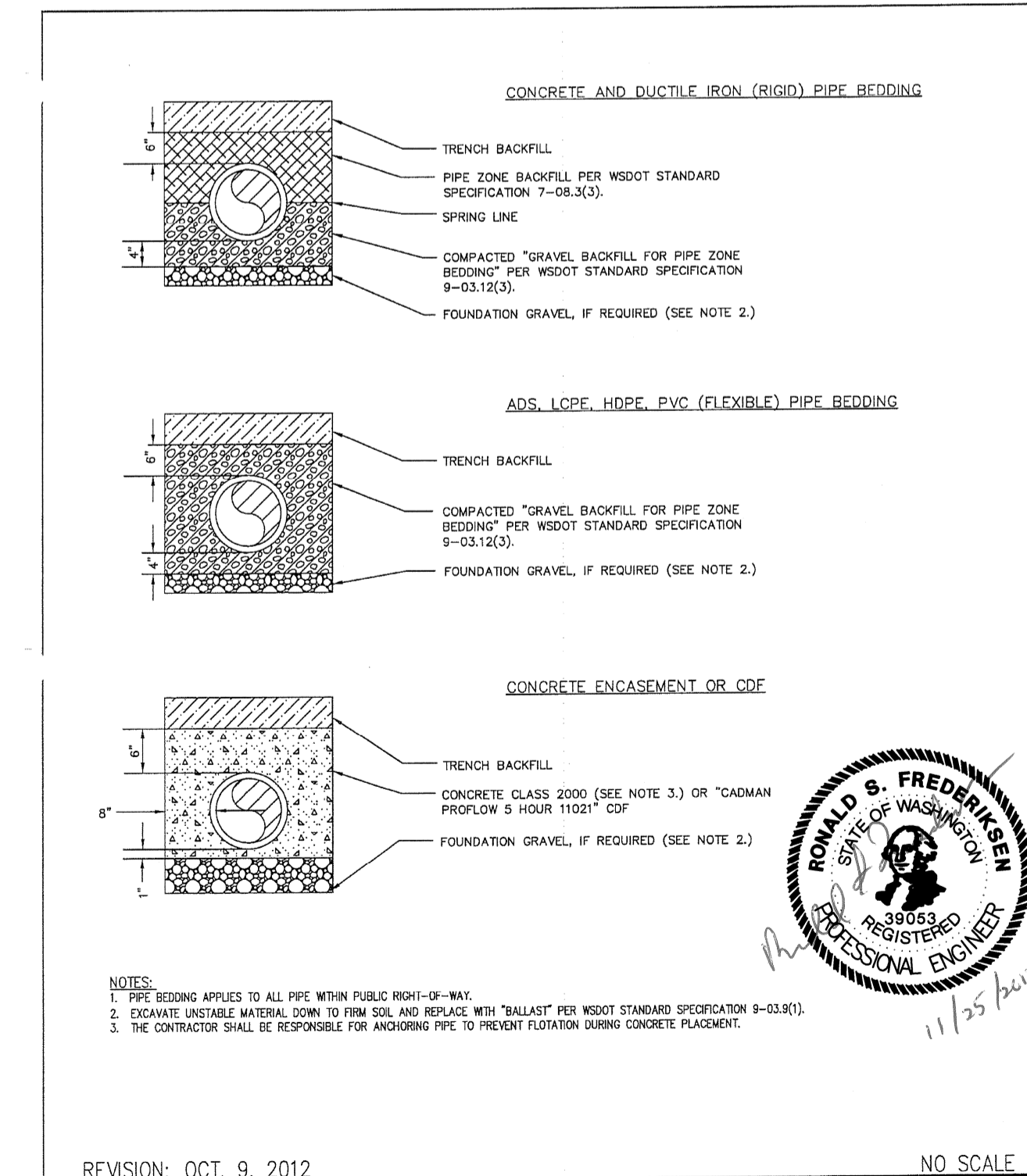
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CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT AUGUST 2010	TRENCH DETAIL NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.	STANDARD DETAIL NO. T-50 REV:
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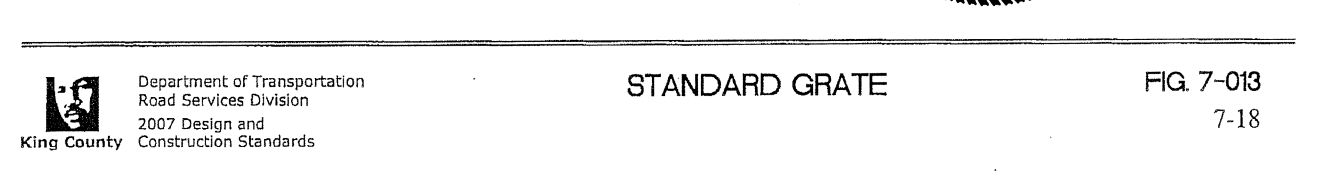
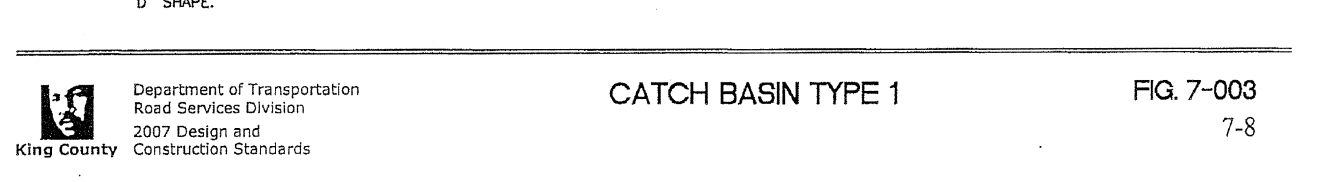
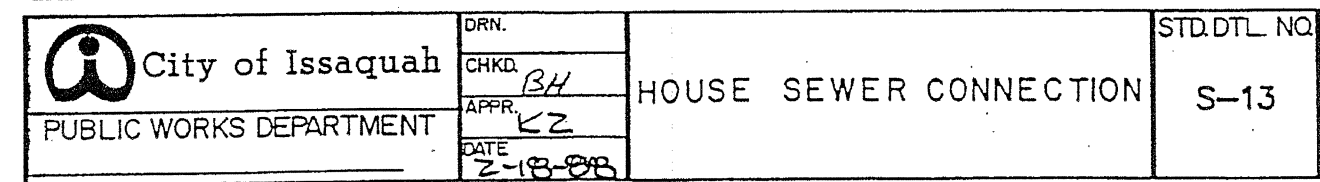
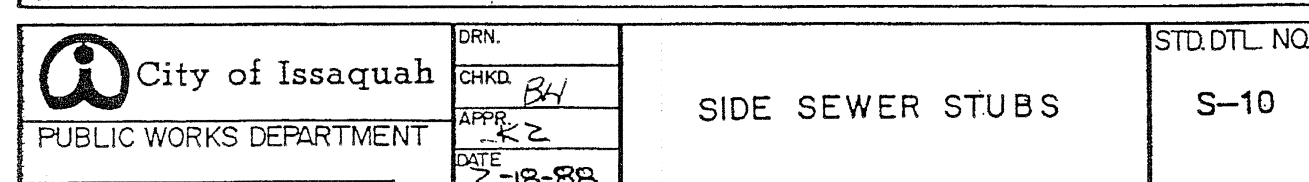
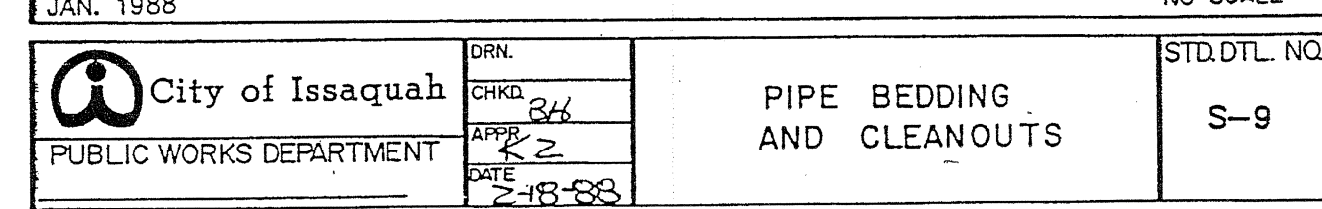
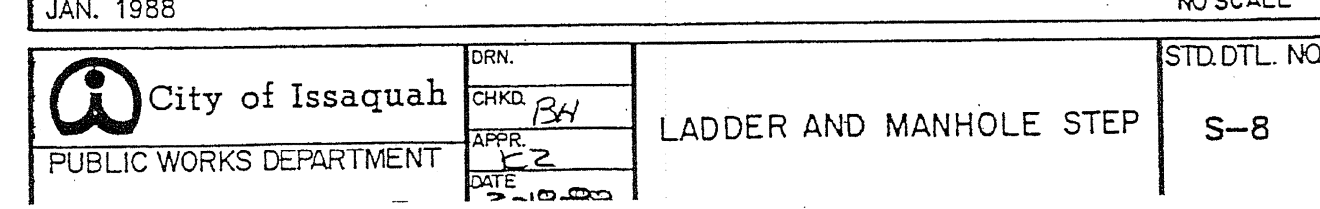
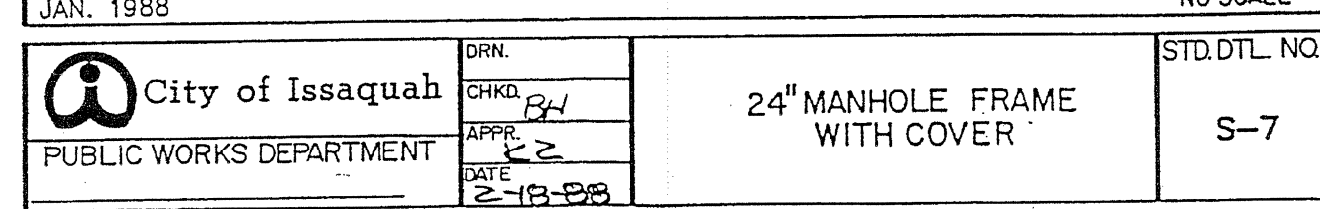
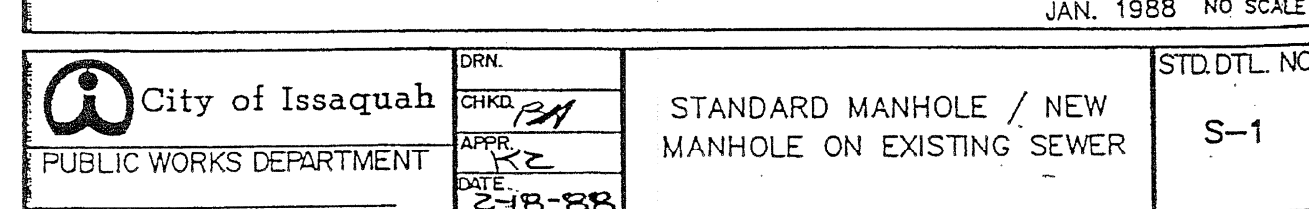
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CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT AUGUST 2010	PIPE BEDDING NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.	STANDARD DETAIL NO. G-14 REV:
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SITE WORK PERMIT SET SW15-00033



REVISIONS	BY	DATE
REV. PER CITY COMMENTS	RSP	11/24/15
THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.		

CROSTON LANE  
SEWER AND  
DRAINAGE DETAILS

**CROSTON, LLC  
222946 SE 53RD STREET  
ISSAQUAH, WA 98029  
PH: 206-949-4481**

**ENGINEERS - SURVEYORS**  
**EASTSIDE CONSULTANTS,**  
1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027

JOB NO. 13084
DATE 8/15
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED R.KIT
APPROVED RSF

**SHEET 17 OF 19**

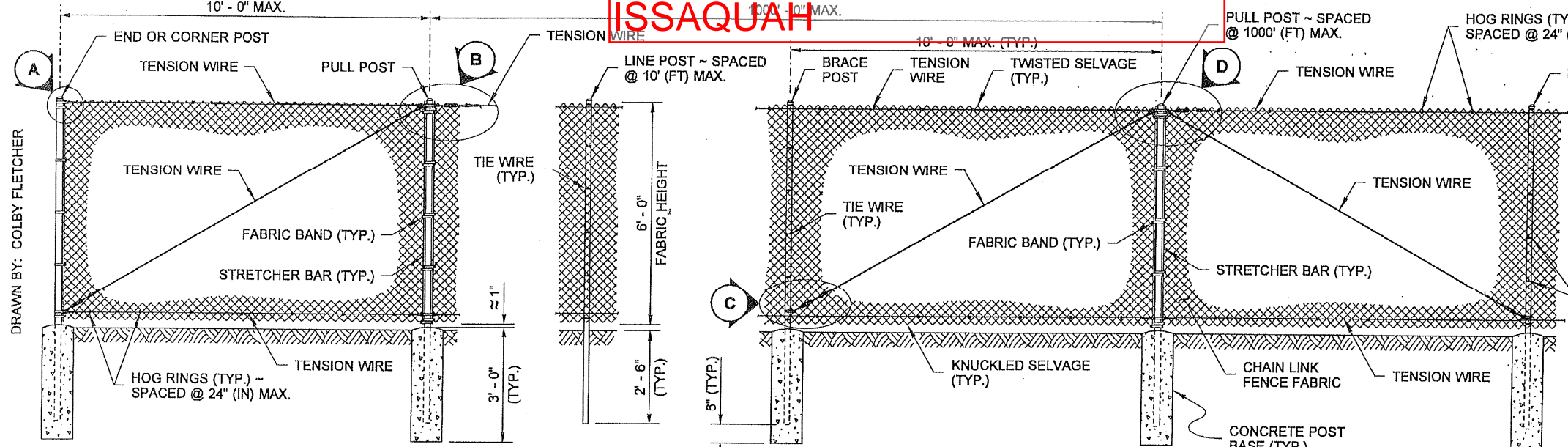
CITY OF ISSAQUAH - ENGINEERING REVIEW  
**APPROVED**  
ALL WORK SUBJECT  
TO FIELD INSPECTION  
05/08/2015

STORM POND FENCING MUST  
MEET KC SURFACE WATER  
DRAINAGE MANUAL  
SPECIFICATIONS, OR AS  
APPROVED BY THE CITY OF  
ISSAQUAH

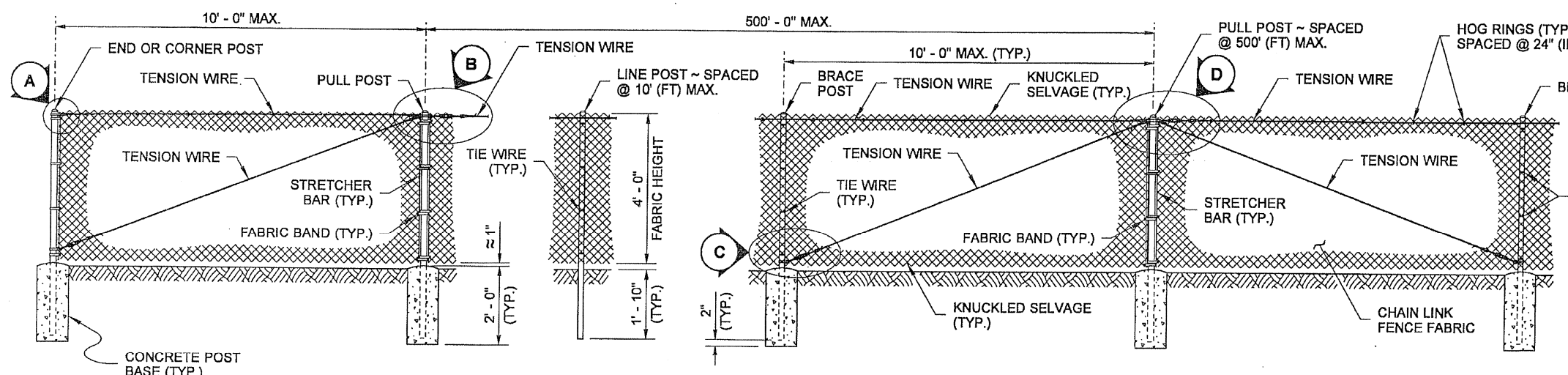
# CROSTON LANE SHORT PLAT

SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
CITY OF ISSAQUAH, WASHINGTON

SITE WORK PERMIT SET SW15-00033



TYPE 3



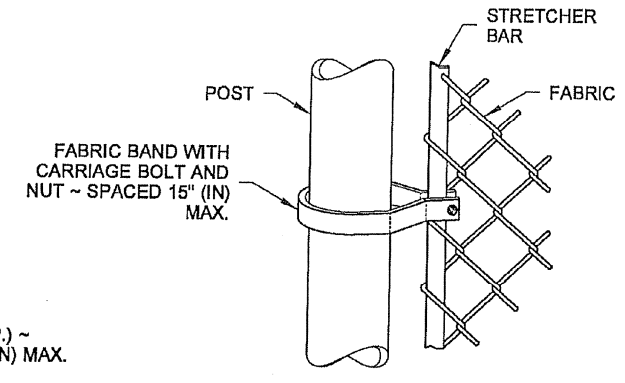
TYPE 4

POST AND RAIL SPECIFICATIONS			
POST	PIPE	ROLL FORMED	
	NOM. SIZE (SCH. 40) L.D.	SECTION	WEIGHT (lb/ft)
END, CORNER, OR PULL POST	2 1/2" DIAM.	(Y)	5.10
LINE OR BRACE POST	2" DIAM.	(Z)	1.65

FABRIC LOOP - 2 SIDES

(Y) (Z)

- NOTES
- All concrete post bases shall be 10" (in) minimum diameter.
  - Along the top and bottom, using Hog Rings, fasten the Chain Link Fence Fabric to the Tension Wire within the limits of the first full fabric weave.
  - Details are illustrative and shall not limit hardware design or post selection of any particular fence type.
  - Fencing shall be used for security and boundary delineation only.



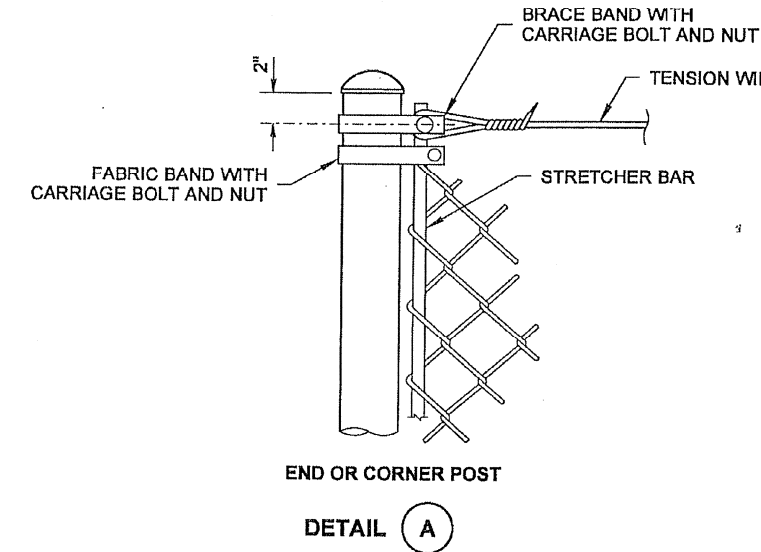
METHOD OF FASTENING  
STRETCHER BAR TO POST



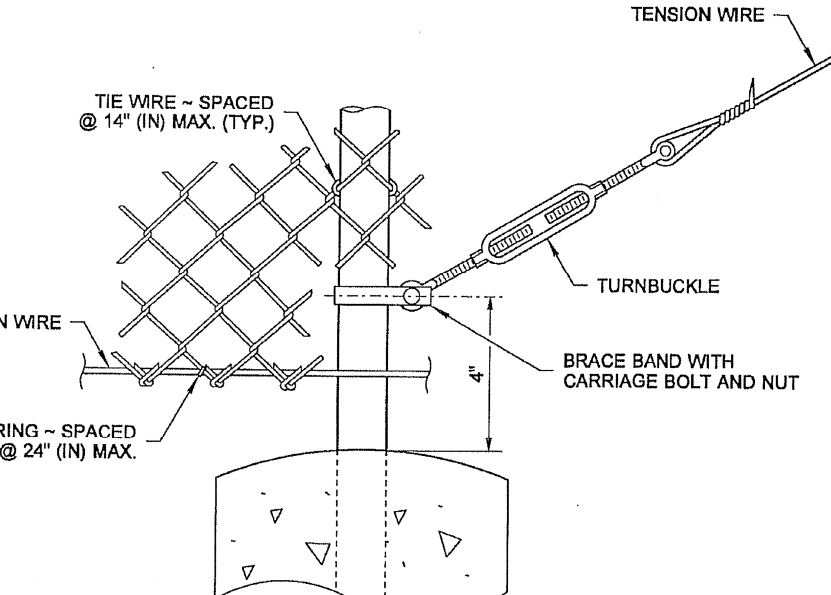
Barry, Ed  
Jul 14 2015 11:14 AM  
**CHAIN LINK FENCE  
TYPES 3 AND 4**  
STANDARD PLAN L-20.10-03  
SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION  
Carpenter, Jeff  
Jul 14 2015 11:24 AM  
STATE DESIGN ENGINEER  
Washington State Department of Transportation

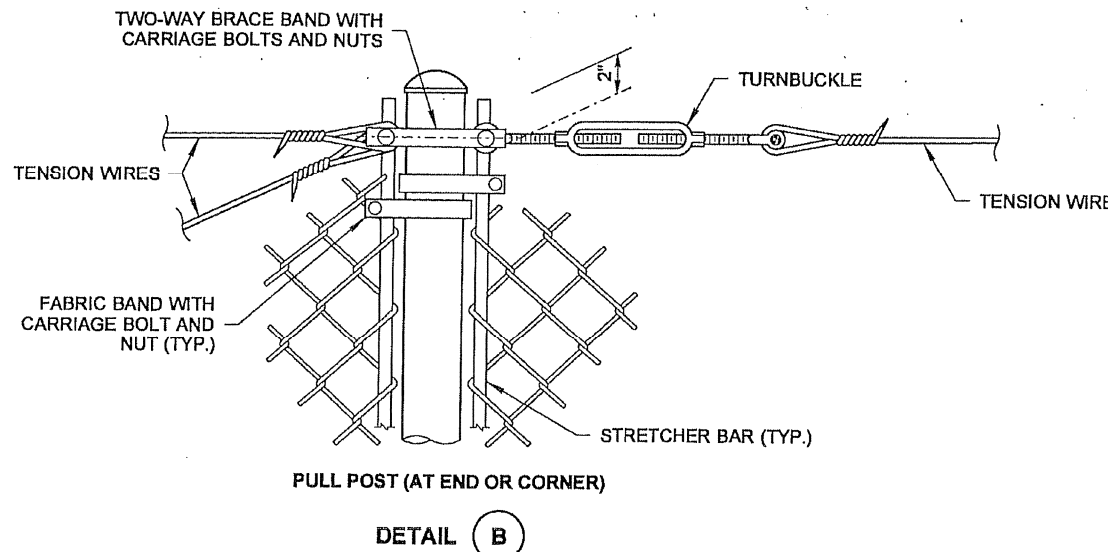
DRAWN BY: COLBY FLETCHER



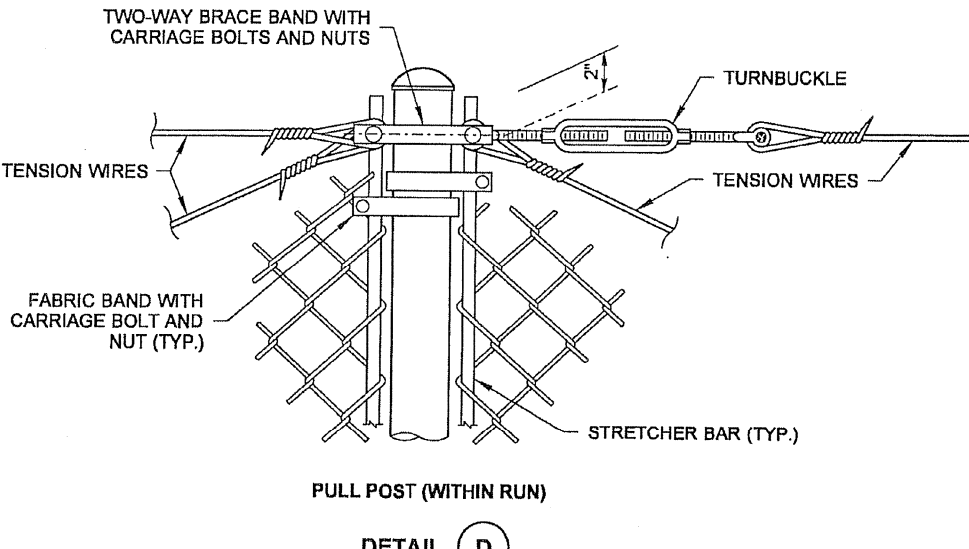
DETAIL A



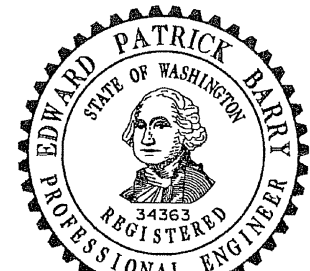
DETAIL C



DETAIL B



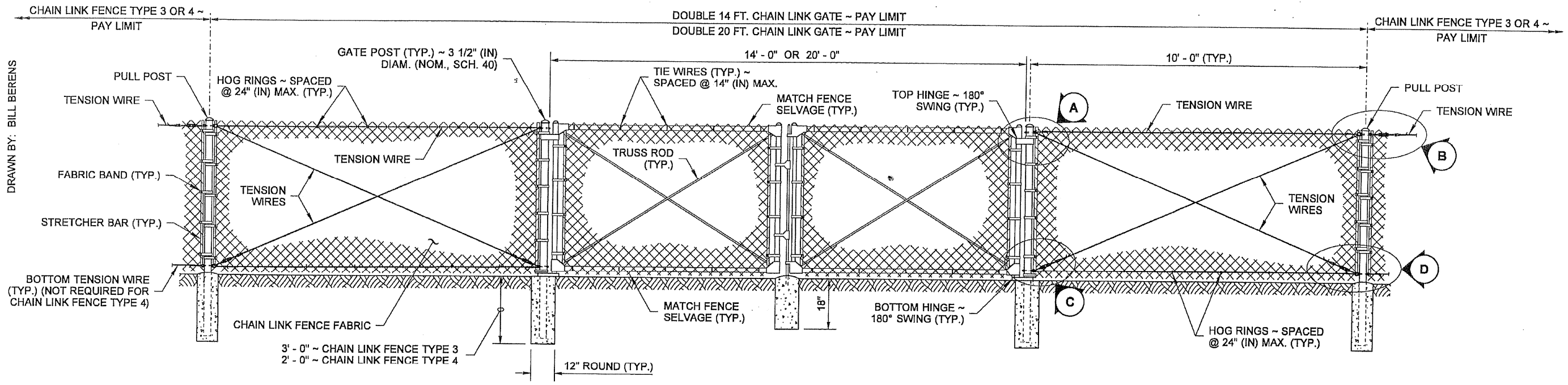
DETAIL D



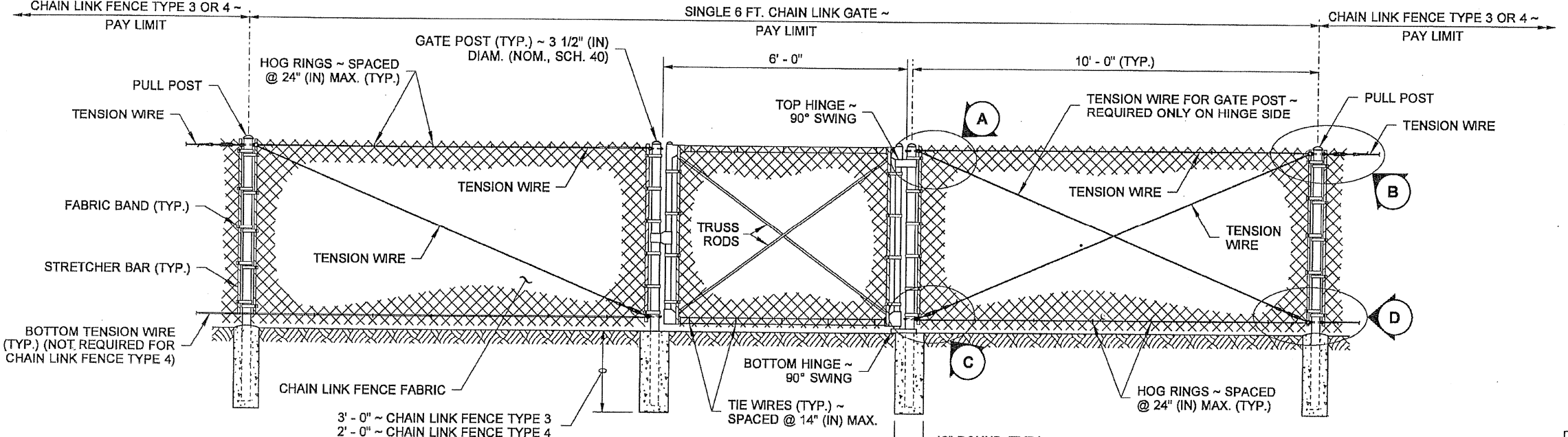
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Jul 14 2015 11:14 AM  
**CHAIN LINK FENCE  
TYPES 3 AND 4**  
STANDARD PLAN L-20.10-03  
SHEET 2 OF 2 SHEETS

APPROVED FOR PUBLICATION  
Carpenter, Jeff  
Jul 14 2015 11:25 AM  
STATE DESIGN ENGINEER  
Washington State Department of Transportation

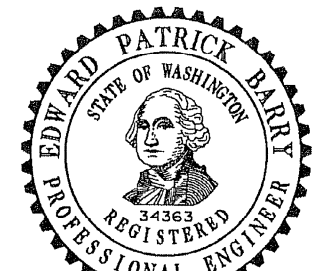
DRAWN BY: BILL BERENS



DOUBLE GATE

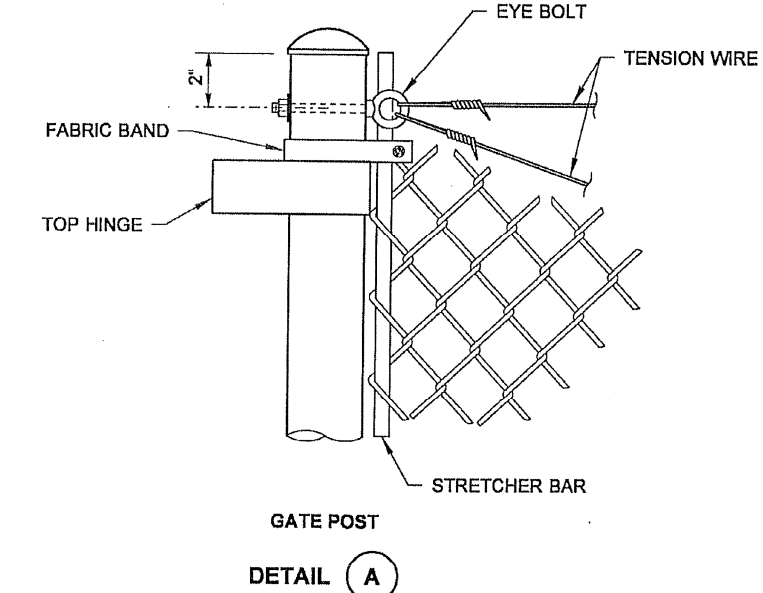


SINGLE GATE

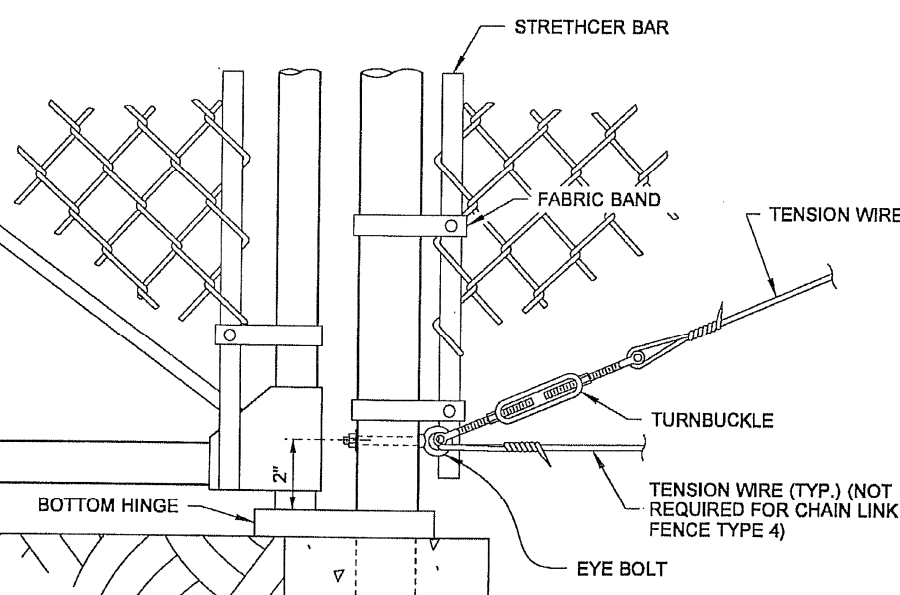


Barry, Ed  
May 6 2014 3:57 PM  
**CHAIN LINK GATE**  
STANDARD PLAN L-30.10-02  
SHEET 1 OF 2 SHEETS

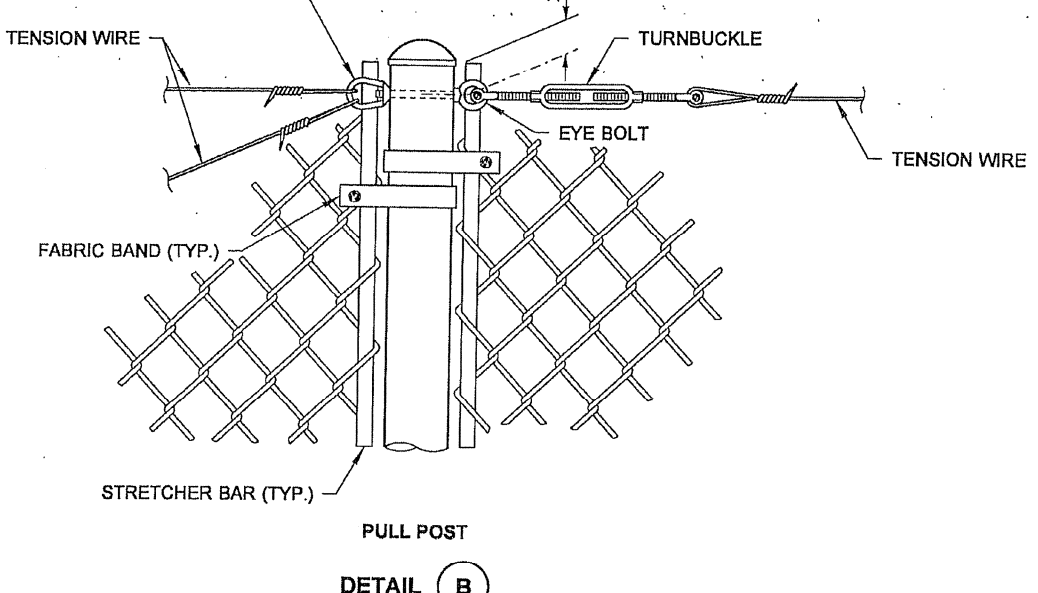
APPROVED FOR PUBLICATION  
Hatch, Fred  
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STATE DESIGN ENGINEER  
Washington State Department of Transportation



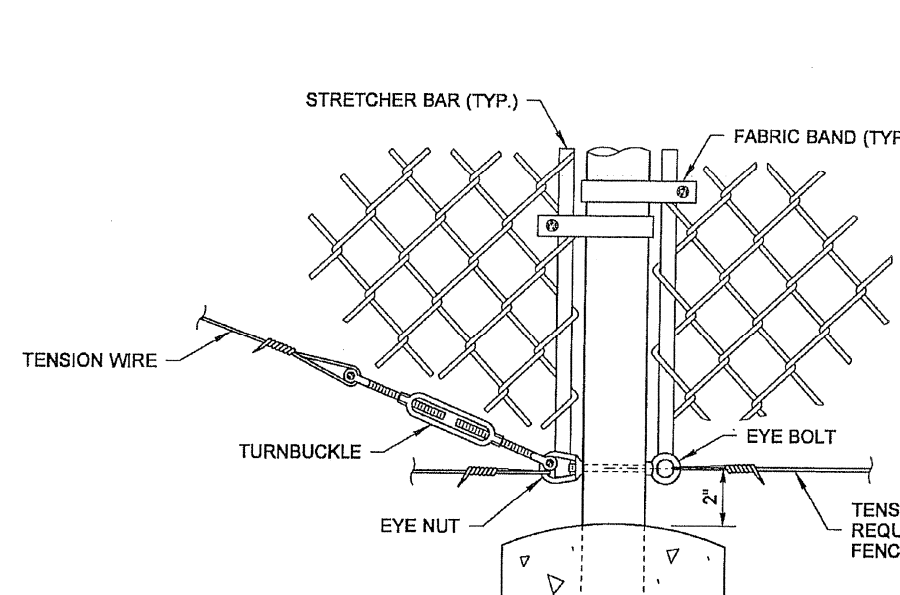
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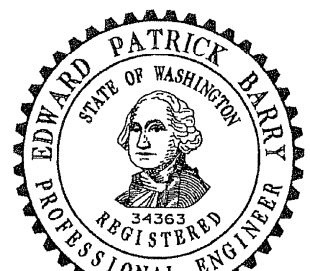
DETAIL C



DETAIL B



DETAIL D



Barry, Ed  
May 6 2014 3:58 PM  
**CHAIN LINK GATE**  
STANDARD PLAN L-30.10-02  
SHEET 2 OF 2 SHEETS

APPROVED FOR PUBLICATION  
Hatch, Fred  
Jun 11 2014 1:41 PM  
STATE DESIGN ENGINEER  
Washington State Department of Transportation



CROSTON LANE  
ROAD DETAILS

CROSTON, LLC  
22946 SE 53RD STREET  
ISSAQUAH, WA 98029  
PH: 206-949-4481

ENGINEERS - SURVEYORS  
**EASTSIDE CONSULTANTS, INC.**  
1320 N.W. MALL, SUITE B  
PORTLAND, OR 97207  
PH: 503-232-4331 FAX: 503-232-4376

JOB NO. 13084  
DATE 8/15  
SCALE 1"=20'  
DESIGNED RSF  
DRAWN RSF  
CHECKED R.KITZ  
APPROVED RSF

SANITARY SEWER GENERAL NOTES

- These General Notes, whether attached or not to the approved plans, shall become a part of the approval.
- All work and materials shall be in accordance with the "Standard Specifications for Road, Bridge, and Municipal Construction," Washington State Department of Transportation and American Public Works Association, Washington State Chapter, 1988 Edition. Together with the latest edition of the City of Issaquah Developer Extension Agreement.
  - An approved copy of these plans must be on site whenever construction is in progress.
  - It shall be the sole responsibility of the Contractor to obtain street use and any other related permits prior to any construction activity in City right-of-way.
  - Prior to any construction activity, the City of Issaquah Engineering Department (391-1004) must be contacted for a preconstruction meeting.
  - All locations of existing utilities shown hereon have been established by field survey or obtained from available records and should therefore be considered approximate only and not necessarily complete. It is the sole responsibility of the Contractor to independently verify the accuracy of all of utility locations shown, and to further discover and avoid any other utilities not shown hereon which may be affected by the implementation of this plan. The Contractor shall contact the Utilities Underground Location Service (1-800-424-5555) prior to construction. The owner or his representative shall be immediately contacted if a utility conflict exists.
  - The sanitary sewer system shall be constructed according to the approved plans which are on file in the City of Issaquah Engineering Department. Any deviation from the approved plans will require written approval from the proper agency.
  - All new sanitary sewer lines shall be sealed off at the existing trunk connection point until all upstream construction is completed, cleaned, tested, lamped, and accepted by the City of Issaquah. All construction debris and water shall be removed from pipe prior to opening seal.
  - Manholes and Lids:
    - All manholes shall be Issaquah Standard Plan No. S-1 (48" I.D.) type, with eccentric cones.
    - Outside drop connections shall be constructed in conformance to Issaquah Standard Plan No. S-2.
    - All manholes shall have a minimum drop of 0.10 feet between inverts.
    - It shall be the responsibility of the Contractor to adjust all manhole tops to match final asphalt elevations and ground elevations in landscaped areas.
  - Sewer Pipe, Bedding and Trench Compaction:
    - All sewer pipe shall be one of the following as designated:
      - PVC, conforming with ASTM D-3212.
      - Ductile Iron, Class 50, conforming to AWWA C-104.
      - Pipe may be any of the above provided:
        - pipe joints must be of the same materials, and
        - Where a pipe material is specifically shown on the plan, that material must be used.
    - Pipe bedding shall be APWA Type "F" with material conforming to Section 9-30.7A (2).
    - Trench backfill shall conform to the Developer Extension Agreement Technical Specifications (3-2).
  - Side Sewer Laterals:
    - Side sewers shall be 6" minimum diameter at 2.0% minimum slope.
    - Side sewers shall be tested for leakage at the same time the main line sewer is tested. If not tested together, provide test tees at sewer main connections.
    - Buildings with greater than 10 units shall be serviced by one of the following methods:
      - Double 6" diameter services connected to trunk by standard tees or into manholes.
      - single 8" diameter service with cleanout, connected to trunk into manholes only. (Alternate connection methods are depicted on plans.)
    - All lateral connections to sewer mains shall be made with a wye or sweeping tee.
  - Construction of dewatering (groundwater) system shall be in accordance with the APWA Standard Specifications, Section 61-3.02, 1981 Edition.
  - Whenever sewers must cross under water main, the sewer shall be laid at such an elevation that the top of the sewer line is at least 36 inches below the bottom of the water main.
  - Buildings shall not be permitted within 10 feet, or carports within 5 feet, of the spring line of any sanitary sewer pipe.
  - Prior to occupancy, the Developer shall grant 15-foot wide sanitary sewer easements to the City of Issaquah.
  - Cleanouts shall be provided at the right-of-way line for laterals entering the public right-of-way.
  - Construction shall be limited to Monday through Friday. Hours of operation shall be from 7 AM to 6 PM, or as otherwise approved by the Public Works Department.

DESIGN

A. Design Standards

- These Design Standards set forth minimum standards for the planning, design, and construction of water facilities. The work shall be done in accordance with the Plans and specifications prepared by the Engineer and approved by the City. These Standards do not include design of special facilities, such as Pump Stations or Reservoirs. These special facilities require unique design requirements and will be subject to individual review by the City. All work and materials shall conform to AWWA standards. As a preliminary guide, the following general standards of construction and materials are set forth:
- Design shall comply with the Issaquah Municipal Code (IMC), policies and criteria set forth in the City of Issaquah's Water System Plan, and design requirements as defined within these Standards.
  - Pipe shall be Class 52 ductile iron.
  - Fittings must be Ductile Iron (cement lined).
  - Use of restrained joints is preferred as a standard restraint system. Restraint system shall be clearly identified on the plans and record drawings.
  - Pipe runs from main line to standard hydrants less than 50 feet in length must be a minimum of 6 inches. Pipe runs from main line to standard hydrants more than 50 feet in length must be a minimum of 8 inches.
  - The maximum distance between fire hydrants in single-family use district zones shall be 500 feet. The maximum distance between fire hydrants in commercial, industrial, and apartment (including duplex) use district zones shall be 300 feet.
  - All hydrants newly installed in single-family residential areas shall be supplied by not less than 8-inch mains and shall be capable of delivering 1,000 g.p.m. fire flow over and above average maximum demands at the farthest point of the installation.
  - Air and vacuum release valves shall be installed at principal high points in the system.
  - Dead-end lines are not permitted except as required for frontage improvements, when unfeasible due to topography, or inability to gain easements, in which case hydrants may be provided at the end of the main.
  - System improvements required for multi-family/commercial/industrial developments will be considered and defined by the City at the time service is requested. All costs for domestic service, fire protection, storage, pumping facilities and flow rate control of the supply will be borne by the commercial/industrial developer.
  - Work shall be done only by Contractors experienced in laying public water mains.
  - Mains shall be laid only in dedicated streets or in easements which have been granted to the City. A street is normally not considered dedicated until the plat which created it has been filed with the King County Recorder.
  - Valves shall be placed on all branches from feeder mains, at intersections, between mains and hydrants, between mains and reservoirs, and between mains and pumps. No length of pipe greater than 600 feet shall be left without valve control. A valve shall be located at the end of all dead-end lines when a future extension is anticipated by the City Engineer.
  - Valved tees and crosses shall be provided where future extensions are expected by the Engineer.
  - Pressure Reducing Valves: Main line pressure reducing stations, built according to the City Standard Details and approved as to size by the City Engineer, shall be installed where required to maintain a maximum line pressure of 150 psi. Individual pressure-reducing valves are the responsibility of the owner for all services on mains with a pressure of more than 80 psi and shall be located on private property in accordance with the UPC.
  - Placement of surface appurtenances (manhole lids, water valve lids, etc.) in tire track of traffic lanes shall be avoided whenever possible. Meter vaults shall be located outside the pedestrian access route.
  - Backflow prevention devices shall be installed where the possibility of contamination of the water supply system exists and/or as required by the City, and shall meet the requirements of the WAC 246-260-490 "Cross-Connection Control". All backflow prevention assemblies installed shall be on the Washington State Department of Health (DOH) list of approved backflow prevention assemblies, most recent edition at the time of installation, and installed according to the Standard Details.
- Materials**
- General**

All materials and equipment shall be new and undamaged. Where possible, the same manufacturer of each item shall be used throughout the job.

All materials not specifically referenced shall comply with applicable sections of ANSI, ASTM, AWWA or the APWA/WSDOT Standard Specifications.

Approved manufactures and model numbers of various materials are listed in Appendix B, Approved Materials, of these Standards. When specific manufactures or models are listed, no substitutions will be allowed without prior approval by the Engineer.
  - Ductile Iron Pipe**

Ductile iron pipe shall conform to AWWA Standard C151, Thickness Class 52 or as indicated on the Drawings. Pipe and fittings shall have cement mortar lining conforming to AWWA C-104. Joints shall be mechanical joint or push-on joint and shall conform to AWWA C-111.

Ductile iron fitting shall conform to AWWA Standard C-110. Mechanical or push-on joints shall conform to AWWA Standard C-111. Flanged joints shall conform to ASA Standard B-16.1, Class 125. All fittings shall be mortar lined.

Polyethylene Pipe encasement for Ductile Iron Pipe shall be used at the direction of the City Engineer and shall conform to AWWA Standard C-105.
  - Brass Pipe and Fittings**

Where brass pipe is specified, the pipe shall be standard weight, Schedule 40, ASTM B43. Fittings shall be brass or copper.
  - Gate Valves**

Shall conform to AWWA C-515 or C-509, be Iron Body, Brass or Bronze trimmed, resilient seat, double "O" ring seal, non-rising stem, for a minimum of 150 PSI working pressure unless other is specified, with standard two (2) inch operating nut and standard opening rotation shall be counter clockwise. Gate valve 3" and larger shall have flange connections for above ground service, or flange or mechanical joint connection for buried service. (See Standard Details.)

5. Butterfly Valves

Shall conform to AWWA Standard C504-74 or latest revision thereof. Unless otherwise specified, valves shall be Class 150 or greater, shaft seals shall be "O" ring type, standard opening rotation shall be counter clockwise and the operating nut shall be standard 2"

6. Fire Hydrants

Fire hydrants shall have 5-1/4 inch main valve opening (MVO) with brass on brass or brass on stainless steel seating as specified for 36-inch trench, unless otherwise designated; break-away flange at ground line; 6-inch M.J. connection with suitable lugs if tie rods are to be used; "O" ring stem seal; two 2-1/2 inch hose connections National Standard Thread; pumper connection shall be 4 inch with Seattle Standard Thread with Stortz fitting. Operating nut shall be 1-1/4 inch pentagon and shall open counter clockwise. Hydrant shall be so constructed that direction of facing of pumper connection may be rotated to face the roadway. Hydrants shall comply with AWWA C-502. Unless otherwise specified, hydrant shall be of traffic type with break-away flange construction.

7. Valve Boxes

Valve boxes shall be cast or ductile iron, two (2) piece, Rich 940. The top section shall be 18" slip type with 2" "deep skirt" cover. (See Standard Details)

8. Service Saddle

Romac type stainless steel saddle. Single strap for pipe sizes under 12" dia., double strap for 12" and larger pipe sizes. (See applicable Standard Details)

9. Copper Service Pipe

Copper service pipe for underground water service 2" or smaller shall be Type K, soft copper, annealed, seamless, and conforming to the requirements of ASTM B88. (See applicable Standard Details)

10. Plastic Service Pipe

Plastic service pipe shall be manufactured from high molecular weight polyethylene defined by ASTM-2737, NSF Standard 14, and AWWA C901 Pipe shall be iron pipe or copper size (See Standard Details)

11. Air and Vacuum Release Valves

All piping shall be Type K copper brass pipe. Fittings shall be brass. Valves shall be located outside of traffic areas, behind curb or sidewalk. (See Standard Details)

12. Hydrant Guard Posts

Hydrant guard posts shall be reinforced concrete posts, 6" X 6" X 6' long. Treated Douglas Fir, drilled with two 1" holes each way to provide breakaway safety features. (See Standard Details)

13. Valve Marker Posts

Valve marker posts shall be reinforced concrete posts, 4" X 4" on one end and 6" X 6" on the other end, 42" long. Stenciled in 2-in. letters referencing distance to valve in feet and inches. (See Standard Details)

14. Concrete Blocking

One three-six (1:3:6) mix with six inch (6") maximum slump. (See Standard Details)

15. Bolts in Piping

All bolts shall be of the same type and quality as supplied by the manufacturer of the pipe or fittings and shall conform to WSDOT Standard Spec. 9-30.

16. Flange Gaskets

Ring-type cloth insert rubber gaskets 1/16-inch thick equal to Rainbow or Garlock.

17. Foundation Gravel

Foundation gravel, known as "Ballast", shall be coarse graded gravel or crushed rock that conforms to WSDOT Standard Spec. 9-03.9(1). Bank run passed through a 3-inch screen may be used provided that it is, in the opinion of the Engineer, uniformly graded and otherwise suitable.

18. Bedding Concrete

Bedding concrete shall be mixed from materials acceptable to the Engineer. The mix shall be either Cadman Proflow 11021 CDF or a design mix having a 30-day compressive strength of 2,000 PSI.

19. Bedding Material

Pipe zone bedding material shall consist of crushed, processed, or naturally occurring granular material free from organic materials or other extraneous or objectionable materials. The material shall have such characteristics of size and shape that meet the specifications for grading and quantity as defined in WSDOT Standard Specs. 9-03.12(3).

20. Imported Backfill Material

Imported backfill material, known as "Common Borrow", shall consist of no rocks greater than 3" in any dimension, be free from wood, bark, roots or other extraneous material, and shall meet the specifications as further defined in WSDOT Standard Specs. 9-03.14(3).

21. Asphalt Concrete

Hot Mix Asphalt (HMA) pavement shall conform to the technical requirements of the WSDOT Standard Spec. 5-04 for HMA C1 ½" (wearing) or C1 1"(other).

22. Crushed Surfacing

For use in the restoration of excavated areas, Base Course, Top Course and Keystone material shall be crushed gravel, free from wood, roots, bark and other extraneous materials and shall conform to WSDOT Standard Specs. 9-03.9(3).

23. Pressure Reducing Valve (PRV) Station

Unless otherwise shown on the construction plans, a standard pressure reducing station shall be sized and located to maintain maximum and minimum pressure limits. Check PRV manufacturer guidelines for maximum pressure differentials. PRV stations shall be located outside of traveled way. (See Standard Detail)

24. Vault Installation

Vaults for water facilities shall be constructed at the locations shown in the plans and in accordance with the plans, Standard Details and as directed by the Engineer.

The vault shall be placed on firm soil. If the material is inadequate, the contractor shall use foundation gravel to support the vault. The vault shall be plumb, watertight, and adjusted to match the finished grade or as directed by the Engineer. All interior walls shall be coated with minimum 20 mils thickness of Thermec white epoxy paint applied per manufactures specifications. Grading shall direct surface water away from the vault.

Vault floor shall drain to daylight or to location shown on the plan. Drain pipe shall be minimum 4" diameter. (See Standard Detail)

SITE WORK PERMIT SET SW15-00033

STANDARD ESC PLAN NOTES

The standard ESC plan notes must be included on all ESC plans. At the applicant's discretion, notes that in no way apply to the project may be omitted; however, the remaining notes must not be renumbered. For example, if ESC Note #3 were omitted, the remaining notes should be numbered 1, 2, 4, 5, 6, etc.

- Approval of this erosion and sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
- The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/ESC supervisor until all construction is approved.
- The boundaries of the clearing limits shown on this plan shall be clearly flagged by survey tape or fencing, if required, prior to construction (SWDM Appendix D). During the construction period, no disturbance beyond the clearing limits shall be permitted. The clearing limits shall be maintained by the applicant/ESC supervisor for the duration of construction.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures, such as constructed wheel wash systems or wash pads, may be required to ensure that all paved areas are kept clean and track out to road right of way does not occur for the duration of the project.
- The ESC facilities shown on this plan must be constructed prior to or in conjunction with all clearing and grading so as to ensure that the transport of sediment to surface waters, drainage systems, and adjacent properties is minimized.
- The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded as needed for unexpected storm events and modified to account for changing site conditions (e.g. additional cover measures, additional sump pumps, relocation of ditches and silt fences, perimeter protection etc.) as directed by King County.
- The ESC facilities shall be inspected daily by the applicant/ESC supervisor and maintained to ensure continued proper functioning. Written records shall be kept of weekly reviews of the ESC facilities.
- Any areas of exposed soils, including roadway embankments, that will not be disturbed for two consecutive days during the wet season or seven days during the dry season shall be immediately stabilized with the approved ESC methods (e.g., seeding, mulching, plastic covering, etc.).
- Any area needing ESC measures that do not require immediate attention shall be addressed within seven (7) days.
- The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month during the dry season, bi-monthly during the wet season, or within twenty four (24) hours following a storm event.
- At no time shall more than one (1) foot of sediment be allowed to accumulate within a catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.
- Any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures and shall provide adequate storage capacity. If the facility is to function ultimately as an infiltration system, the temporary facility must be rough graded so that the bottom and sides are at least three feet above the final grade of the permanent facility.
- Cover measures will be applied in conformance with Appendix D of the Surface Water Design Manual.

RECOMMENDED CONSTRUCTION SEQUENCE

A detailed construction sequence is needed to ensure that erosion and sediment control measures are applied at the appropriate times. A recommended construction sequence is provided below:

- Hold the pre-construction meeting.
- Post sign with name and phone number of ESC supervisor (may be consolidated with the required notice of construction sign).
- Flag or fence clearing limits.
- Install catch basin protection, if required.
- Grade and install construction entrance(s).
- Install perimeter protection (silt fence, brush barrier, etc.).
- Construct sediment ponds and traps.
- Grade and stabilize construction roads.
- Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for project development.
- Maintain erosion control measures in accordance with King County standards and manufacturer's recommendations.
- Relocate erosion control measures, or install new measures so that as site conditions change, the erosion and sediment control is always in accordance with the *King County Erosion and Sediment Control Standards*.
- Cover all areas that will be unworked for more than seven days during the dry season or two days during the wet season with straw, wood fiber mulch, compost, plastic sheeting, or equivalent.
- Stabilize all areas within seven days of reaching final grade.
- Seed, sod, stabilize, or cover any areas to remain unworked for more than 30 days.
- Upon completion of the project, stabilize all disturbed areas and remove BMPs if appropriate.

CITY OF ISSAQUAH - ENGINEERING REVIEW



JOB NO. 13084  
DATE 8/15  
SCALE 1"=20'  
DESIGNED RSF  
DRAWN RSF  
CHECKED R.KITZ  
APPROVED RSF